Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1842
Hards Farm Cottage, Kerves Lane, Horsham, West Sussex, RH13 6RJ

DESCRIPTION:
Demolition of existing car port and erection of detached car port with first floor habitable living space and the installation of 3no. rooflights.

RELEVANT PLANNING HISTORY:

DC/21/2778	Erection of a single storey extension to the north and east of the main dwelling together with, alterations to the consented porch and removal of leadwork and insertion of timber bars within consented replacement double glazed timber windows.	Application 01.03.2022	Permitted on
DC/20/2197	Erection of part two-storey / part single-storey extensions to southern elevation, with alterations to landscaping and reshaping to pool.	Application 16.02.2021	Permitted on
DC/19/0130	Extension and conversion of existing outbuilding to provide ancillary annexe	Application 19.03.2019	Permitted on
DC/19/0075	Installation of an array of 20no. solar panels	Application 07.03.2019	Permitted on
DC/18/1796	Replacement of existing windows with double glazed leaded units, installation of solar panels to the south facing pitch of the main house and to the south facing roof of the outbuilding. Alterations to landscaping around proposed extension and reshaping the pool to be suitable for a cover.	Application 18.10.2018	Permitted on
DC/17/2824	Refurbishment of existing outbuildings and realignment of the existing pool house to create ancillary accommodation to the main dwellinghouse.	Application 13.02.2018	Permitted on
DC/14/2513	Proposed retention of a part of an existing boundary fence, replacement of access gates and adjoining fences with hedgerows and screening of the retained fence	Application 05.01.2015	Permitted on
DC/10/2671	Proposed retention of boundary fence, vehicular entrance and gates	Application 17.02.2011	Refused on
DC/08/1271	Use of existing field access for new access and driveway	Application 13.08.2008	Permitted on
DC/07/2018	Erection of 4 - bay garage, vehicular access and driveway	Application 05.11.2007	Refused on
SQ/11/00	Extension to barn conversion Site: Hards Farm Cottage Kerves Lane Horsham	Application 07.06.2000	Permitted on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Nuthurst Parish Neighbourhood Plan 2015-2031
Policy 10 Housing Design

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

HDC Arboriculture: No Objection

Natural England: No Objection – subject to appropriate mitigation being secured

Parish Comments:
None received

Representations:
1 representation has been received, objecting to the application for the following reasons: -
DC/07/2018 (*Erection of 4 - bay garage, vehicular access and driveway*) was refused and similar considerations should be given to this application and also refused.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to

foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of the Development

The application site is located to the east side of Kerves Lane and consists of a spacious plot of about 1.4 acres accessed via a gated entrance at the southern end of the site. A winding drive runs through the site northwards to an existing detached carport and the detached two-storey 5-bed dwelling (namely Hards Farm Cottage) at the northern end of the application site. The existing timber clad carport / garage features a plain tiled pitched roof (hipped) to all sides, and provides internal parking for 3 cars, within a double car port and enclosed single garage. The existing building measuring approx. 8.8m width, 5.4m depth, 4.5m ridge height, with an attached log store to the north elevation. The existing garage has electricity, water supply and has a redundant oil tank to the rear. Adjacent to the south of the existing building is a gravel parking area for a further three cars.

The site is outside any built-up area boundary and is a countryside location in terms of planning policy. The nearest neighbouring dwelling is Hards Farmhouse and is located to the northeast of the site.

Planning permission is sought for the demolition of the existing car port / garage and erection of a replacement detached car port with first floor habitable living space and the installation of 3no. rooflights. The proposed replacement timber garage building with brick plinth is to measure 9m width, 7m depth, 6m ridge height. The roof to be dual pitched and hipped and using re-used / reclaimed plain roof tiles and bonnet tiles. Timber framed gable wall to each side finished with black timber weatherboard. External oak staircase to the (southwest) side elevation with 125mm newel oak posts, with timber balcony to the front (southeast) elevation to match the main house. Front roof dormer to provide access to/from the balcony, with two velux roof lights to the front (southeast) and one to the rear (northwest).

The first-floor internal accommodation is to provide an office and occasional guest bedroom for a family member with a medical condition, and includes a kitchenette and shower room. The ground floor enclosed garage will include a small utility area to replace the existing utility/laundry room which currently includes a butler sink and a washing machine. The existing redundant oil tank to the rear to be removed and the existing log store to the north elevation to be replaced. As with the existing garage building the replacement building would have two open car bays to the front and a single garage space enclosed by timber doors.

The applicant has clarified that this proposal is due to the existing car port building being in poor condition and requires replacement. Due to the refusal of DC/07/2018 (*Erection of 4 - bay garage, vehicular access and driveway*) this current proposal is for a 3 - bay car port to match the existing with 1 dormer window to provide access to a balcony. The balcony and dormer are features of the refurbished cottages on site and therefore the applicant considers these proposals to be in character with the existing on site. The access has previously been approved. The proposed balcony will face into the applicant's large garden and therefore avoiding overlooking any neighbouring property.

The applicant has also provided information that an elderly family member requires care and the room above the garage would house a carer to help the family provide the care to the family member going forward to lessen the impact on the family and to ensure she has the appropriate care going forward.

On the basis of the above, the principle of the proposed development is acceptable. A condition is attached to ensure that the annexe is used in connection with the residential use of the main dwelling.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Nuthurst Parish Neighbourhood Plan 2015-2031 - Policy 10 Housing Design states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.
Residential development proposals should:

i. make use of high quality building materials and finishes and include high quality landscaping;
ii. include adequate functional private garden space appropriate to dwelling size and type;
iii. include adequate off-street parking so as to minimise any need for on-street parking; and
iv. include a landscape scheme which either provides for the retention of existing trees and hedges or, if any must be removed, for their replacement by new trees and hedges of a suitable species.

The proposal would replace the existing garage building with one of additional mass, however with the sizeable curtilage and the nature of surrounding boundary screening around the site such that it would sit comfortably within the site and would not appear unduly dominant or intrusive. The design approach matches existing features of the existing garage and also the main dwelling and is considered acceptable for the site and dwelling. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The nearest neighbouring dwelling has a significant separation distance from the proposal, to the northeast with intervening main dwelling and boundary treatment, and it is considered that the siting and layout of the proposed development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Arboriculture Impacts

There is no measured tree survey or assessment of direct impacts of new engineering provided. The footprint of the new building is increased by virtue of the staircase and store on either flank respectively.

HDC Arboriculture has been consulted and it is considered that the two planted semi-mature hornbeams to the North have both had containment pruning undertaken, presumably to restrict growth in respect of the intended use of the adjacent building. The mature roadside ash tree to the South is of declining health and does not pose a significant longer-term constraint on the development of the property in any event and no objection is raised.

Water Neutrality

The proposed replacement garage would include first floor accommodation to provide an office and occasional guest bedroom for family/carer/friends with a kitchenette and shower room. The existing garage barn building is also used as an external utility / laundry room and includes a butler sink and a washing machine and has a water supply and foul drainage.

The proposed replacement car barn is also to have 2 open parking bays and an enclosed garage which will include a small utility area to replace the existing utility space, and also a first-floor shower room and small kitchenette. The accommodation will be used ancillary to the main house, as an office, an occasional guest bedroom for family and friends, and carer use to help the family provide elderly care for the owner's mother.

The proposal is to use a dual flush w.c and water saving devices fitted to the new appliances to adjust the flow rate. Hards Farm Cottage currently has 4 en-suites which include 4No. shower heads and w.c's. and it is proposed to replace 2 shower heads with an Eco Smart shower head. Also, additional water saving methods proposed are to use 2No. water butts with overflows to be installed at the rear of the garage. The proposed annexe has been demonstrated to comprise a water demand of 92.4l/d. The strategy proposes to offset the increased water demands against the use of the existing main dwelling by similar water efficiencies proposed in the annexe, reducing the water demand from 380.68 to 242.25 (138.43l/d saving). The saved water from the proposed efficiencies would therefore offset the use of the proposal.

It is considered that the proposed works and a condition of approval for ancillary use only to the main dwelling would result in the development having no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (prepared by Carl Moore Architectural Design, received 09.12.2024) for the proposed annexe and existing dwelling at Hards Farm Cottage, Kerves Lane, have been

submitted to and approved in writing by the Local Planning Authority. The installed measures shall be retained as such thereafter, or to a similar or improved water performance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Pre-Occupation Condition**: The annexe hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the proposed annexe and existing dwelling at Hards Farm Cottage, Kerves Lane, has been implemented in full. The installed measures shall be retained as such thereafter, or to a similar improved water performance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The garage building hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling Hards Farm Cottage, Kerves Lane and shall not be used as an independent separate unit of accommodation or for any commercial purpose(s).

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 32 and 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1842

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Existing, Site and Location Plan	HM-267-01	04.12.2024
Floor plan	Proposed and Site	HM-267-02	28.11.2024
Elevation plan	Proposed, Section, Roof and Location Plan	HM-267-03	28.11.2024

Supporting Docs	Water Neutrality Statement	NONE	09.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 21.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.02.2025