DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0049
Comfrey, Coolham Road, Coneyhurst, West Sussex, RH14 9DH

DESCRIPTION:
General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration (Householder Application)

RELEVANT PLANNING HISTORY:
There is an extensive planning history for the site none of which is directly relevant to the current application, of most relevance is: -

DC/24/0050	General repair and conservation works including changes to ground floor flooring, reinstatement of fireplace, cleaning of exposed timbers and minor layout alterations, replacement of front door and replacement and/or refurbishment of existing fenestration (Listed Building Consent)	Under Consideration

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Neighbourhood Plan:
West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, the Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: No Objection

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No Objection

Representations:
None received

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
Comfrey is a Grade II Listed Building to the east of Coolham Road (A272) in a rural location. There is evidence that it was converted to two dwellings at some point. There have been multiple applications for various alterations and extensions to the dwelling over the years, most recently in April 2023 with demolition of a utility room and erection of a single storey rear extension permitted under refs: DC/23/0217 & DC/23/0218.

Planning permission is sought for general repair and conservation works, including replacement of front door and replacement and/or refurbishment of existing fenestration (with twentieth century Crittal windows replaced with timber casement windows with double glazing). An accompanying application for listed building consent has been submitted which includes further internal alterations (ref: DC/24/0050).

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Policy Background

Policies 32 and 33 of the HDPF seeks 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.

Paragraph 205 of the NPPF (2018) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

Character and Appearance

The existing fenestration is of no historic merit and there is no objection to its loss. The replacements are considered to be of an acceptable design and detail, with sufficient information submitted to avoid the need for any conditional requirements. It is therefore considered that the proposal would not result in any adverse harm, preserving the historic interest of the Grade II Listed Building and having a neutral impact on the character and appearance of the wider surrounds, in accordance with development plan 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.

Comfrey is set within a sizeable plot and the development would retain sufficient separation from site boundaries. The nature and siting of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations were received as part of the application process.

Water Neutrality

There is 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 **Regulatory Condition**: The materials used in the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/0049

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2303CO_R1_000 REV 00	10.01.2024
Floor plan	Ground, as existing and proposed	2303CO_R1_100 REV 00	10.01.2024
Floor plan	First, as existing and proposed	2303CO_R1_101 REV 00	10.01.2024
Elevation plan	East, as existing and proposed	2303CO_R1_102 REV 00	10.01.2024
Elevation plan	North, as existing and proposed	2303CO_R1_103 REV 01	10.01.2024
Elevation plan	West, as existing and proposed	2303CO_R1_104 REV 01	10.01.2024
Elevation plan	South, as existing and proposed	2303CO_R1_105 REV 01	10.01.2024
Details plan	Door and Windows, as proposed	2303CO_R1_106 REV 00	10.01.2024
Design & Access Statement	Heritage	NONE	10.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 29.02.2024

Authorising Officer sign/initial Guy Everest Date: 06.03.2024