DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1161
Orchard House, Nep Town Road, Henfield, West Sussex, BN5 9DY

DESCRIPTION:

Erection of an Orangery.

RELEVANT PLANNING HISTORY

None relevant

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan 2017-2031
Policy 12- Design Standards for Development

Henfield Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

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.

Archaeology Consultant: No Objection:-

The site is within an Archaeology Notification Area – DWS8964 Medieval and Post-Medieval Hamlet of Nep Town, Henfield- but the proposed orangery is located within the footprint of a previously

demolished structure that will have caused below ground disturbance and so as it is unlikely that significant archaeological remains will be present. No archaeological concerns in this case.

HDC Design and Conservation Officer: No Objection:-

Orchard House is a detached property within the Henfield Conservation Area. The property has been recognised as a positive contributor to the character of the conservation area. The historic OS maps suggest the building was constructed between 1875 and 1896 and it would be considered a non-designated heritage asset.

The proposed extension is in keeping with the "polite" appearance of the existing property and is considered to preserve the character of the conservation area.

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

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.

Character and Appearance

Policy 25 of the HDPF seeks to protect, conserve and enhance the natural environment and landscape character, including the townscape character. 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.

Policy 34 of the HDPF recognises that heritage assets are irreplaceable resources. Applications for development should reinforce the special character of the District's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, ensuring that development in conservation areas is consistent with the special character of those areas.

Policy 12 of the HNP seeks to ensure that all new development is of high quality, environmentally sustainable, well-designed, and reflects the distinctive character of the villages within the Parish.

Inappropriate development should not be allowed to preserve the historic environment of the Henfield Parish.

The proposed development is for the erection of an orangery at Orchard House, Nep Town Road, Henfield, BN5 9DY. The dwellinghouse is a detached house located in the Henfield Conservation Area and has been recognised to make a positive contribution to the overall character of the Conservation Area. Constructed between 1875 and 1896, it would be considered a non-designated heritage asset.

The siting of the proposed orangery would be located on the footprint of a former extension of the property. The materials of the walls are proposed to match the walls of the existing dwelling, with the use of similar materials for doors and windows which would also relate sympathetically with the existing dwellinghouse and are considered appropriate for this development.

It 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 preserve the character or appearance of the wider Conservation 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 plot of Orchard House is relatively large and is well screened by hedgerow on all sides of the site boundary. It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework.

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/24/1161
(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
Details plan	Frames Details	12955/05	26.09.2024
Details plan	Frames Details	12955/06	18.09.2024
Details plan	Roof Details	12955/07	18.09.2024
Details plan	Lantern Details	12955/08	18.09.2024
Elevation & Floor plan	Existing Plans & Elevations	12955 /01	30.07.2024
Elevation & Floor plan	Proposed Plans & Elevations	12955 /02	30.07.2024
Block plan	Block Plan	12955 /03	30.07.2024
Location plan	Site Location	12955 /04	30.07.2024
Design & Access Statement			30.07.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 28.10.2024

Authorising Officer sign/initial Guy Everest Date: 30.10.2024