Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**9th December 2024**
Check Neighbours	x
Check Consultations (including newts) / Press List	x
Check Description, Plans and Supporting Documents	x
Print and Display Site Notice (if required)	n/a
WEEK TWO (+7)	**16th December 2024**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	x
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	n/a
Instruct Legal if s106 required (with prior TL / PPO agreement)	n/a
WEEK THREE (+14)	**23rd December 2024**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	n/a
WEEK FOUR (+21)	**30th December 2024**
If no amendments required, contact agent / applicant with update on progress.	n/a
Confirm whether delegated or committee decision (re: parish and neighbour representations)	x
WEEK FIVE (+28)	**6th January 2025**
14-day re-consultation letters to be sent on any amended plans	n/a
Prepare draft report	n/a
WEEK SIX (+35)	**13th January 2025**
Check 35-day Cllr call-in for Committee	x
If decision based on original plans, report to be drafted and submitted for sign off	x
WEEK SEVEN (+42)	**20th January 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	n/a
Reason for EOT	n/a

APPLICATION NO./ADDRESS:

DC/24/1902
Wood Grange , Henfield Road, Cowfold, West Sussex, RH13 8DT

DESCRIPTION:

Installation of pedestrian and vehicular gates.

RELEVANT PLANNING HISTORY:

DC/21/1270	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and	Application Permitted on 02.09.2021

	replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Householder Application).	
DC/21/1271	Extensions, alterations and refurbishments works including removal of existing side conservatory and rear extension and erection of single storey side and rear extensions. Re-roofing of existing roofs, creation of a rear log store, replacement of rear dormers, alterations and replacement of various windows, repair works to main access door, re-rendering and repointing to exterior of building, repair works to chimney and internal alterations, repairs and re-configuration works. (Listed Building Consent).	Application Permitted on 02.09.2021
DC/21/2798	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Householder Application).	Application Permitted on 25.02.2022
DC/21/2799	Replacement of existing UPVC windows, lowering of first-floor ceiling and conversion of loft space above. Installation of conservation rooflight (Listed Building Consent).	Application Permitted on 02.03.2022
DC/24/0511	Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above. Associated landscape works.	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:

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.

HDC Design and Conservation: No objection

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 a site visit and 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

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.

The application seeks planning permission for the installation of pedestrian and vehicular gates. Planning permission was previously granted in 2024 (under reference DC/24/0511) for Conversion of Lodge to 2No 2-bedroom flats and associated alterations. Erection of 2No. detached 3 bedroom dwellings, and erection of a detached garage building with office above. Associated landscape works. Part of this permission included the installation of pedestrian and vehicle gates. It is considered that there have been no changes in circumstances that would warrant a different decision being taken with regard to the current application.

The installation of wooden gates to the front of the property are considered acceptable. Given the varied pattern of development and boundary treatments in the surrounding area, the proposed vehicular gates are not expected to have a significant impact on the character or appearance of the surrounding area. It is considered that the scale and siting of the proposed vehicular gates are appropriate to avoid any undue impact on the amenities of adjoining occupiers. It is also considered that there would be no adverse effect on the setting of the Grade II listed building, Wood Grange.

The proposed vehicular gates would be a clearly subservient addition and are 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.

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.

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed elevations plan drawing numbered 2411WO_R0_200 rev 000 received 09.12.2024.

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 (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/24/1902
(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 plan	Location Plan	2411WO_R0_000 REV 000	09.12.2024
Elevation plan	Gates	2411WO_R0_200 REV 000	09.12.2024
Block plan	Block Plan	2411WO_R0_001 REV 000	09.12.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 22.01.2025

Authorising Officer sign/initial Tamara Dale Date: 03.02.2025