Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1240
Tanglewood , Forest Grange, Horsham, West Sussex, RH13 6HX

DESCRIPTION:
Erection of a single storey front porch to relocate main entrance, internal alterations, alteration of a rear double door into a window

RELEVANT PLANNING HISTORY:

DC/22/2125	Erection of detached barn and laying of hardstanding (Retrospective).	Application 02.05.2023	Refused on
DC/22/2126	Application to confirm the continuous mixed use of equestrian facility including the stationing and occupation of a caravan / mobile home providing independent accommodation for a period in excess of ten years prior to the date of this application (Lawful Development Certificate - Existing).	Application 06.03.2023	Refused 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

Colgate Neighbourhood Plan:
Colgate has not been designated as a Neighbourhood Plan area.

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

Parish Design Statement:

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:

Horsham District Council - Conservation:
Horsham District Council's Conservation Officer objected to plans on 14/11/2024, commenting:

"The pair of cottages were constructed as ancillary accommodation for staff employed at Forest Grange. They are designed to complement the historic country house estate and reflect an arts and crafts inspired architectural form typical of the Edwardian period. I am satisfied the principle of extension is acceptable on this scale but the current proposal at the front and rear do not take into consideration the historic character of the cottage and will result in a low level of harm to the curtilage listed building…"

An amendment was received which reduced the scale and took onboard conservations input. The plans were reassessed on 23/12/2024, with conservation commenting:

"Following the conversation with the applicant and their agent I am content to support the revised proposals".

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:
Initial Comment (07/11/2024): The proposed plan shows the new front door but it also appears to show the existing front door is still in situ? Is this correct?

Objection (18/11/2024): The application is to relocate the main entrance. It is unclear why the applicant should need two front doors. If they still have the existing front door why would they need the other one? Looking at the plan it would mean that the property could be easily divided into two properties. The council object to this planning application.

Objection (20/12/2024): The exterior design is not in keeping and effects the symmetry of the semi-detached property which is in the curtilage of a listed building. A new additional front door is not necessary. There is a pathway to the house and it is quite clear where the existing front door is.

It is considered fairly usual that some dwellings do have additional front doors and the proposal isn't resisted on the basis that the proposal would not be in keeping to the properties. In addition, comments from Conservation regarding design are noted and it was considered it would not adversely affect the design or character of the principle Listed Building.

If the property was to be divided in two then the Council would expect to receive a planning application for this.

Representations:
2 representations have been received, supporting the application.

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

This application is for the Erection of a single storey front porch to relocate main entrance, internal alterations, alteration of a rear double door into a window at Tanglewood, Forest Grange, Horsham, West Sussex. The site lies to the east of Horsham outside of the built up area boundary and is therefore considered to be in the countryside in policy contexts. Forest Grange Manor (Grade II Listed Building) lies to the south west of the application site.

The proposal was revised over the course of the application after recommendation from Conservation.

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

Character and Appearance

Policy 28 of the HDPF states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 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.

The proposal sees a new porch erected also to the north elevation following the roof profile of the dwelling. A rear double door is also changed for a window.

The proposal would be a clearly subservient addition and 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.

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 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 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/1240

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		(01)-001 REV E	26.11.2024
Floor plan	Existing ground, first and roof	(02)-001 REV C	16.08.2024

Elevation plan	Existing and 3D	(03)-001 REV C	16.08.2024
Floor plan	Proposed ground, first and roof	(07)-001 REV D	26.11.2024
Elevation plan	Proposed and 3D	(08)-001 REV D	26.11.2024
Location plan		NONE	27.09.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 07/01/2025

Authorising Officer sign/initial RHERMITAGE Date: 08.01.2025