DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0420
Tanners Farm , Lordings Road, Adversane, West Sussex, RH14 9JE

DESCRIPTION:
Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house and installation of 2no. dormers to the second floor (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/0421	Demolition and rebuild of single storey rear extension, pitched roof wing and infill extension, erection of new pool house, installation of 2no. dormers to the second floor and internal alterations throughout. (Listed Building Consent).	Under Consideration
BL/116/89	Creation of swimming pool and erection of changing room, and equipment shed.	Application Permitted on 08.11.1989

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

Billingshurst Parish Neighbourhood Plan (BPNP) 2019 - 2031:
Policy BILL 2 – Housing Design and Character

Billingshurst Parish Design Statement

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

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:
Archaeology: No objection. The site is within an Archaeological Notification Area but the proposals are either within an area that has been previously disturbed or do not involve substantial new ground disturbance.

HDC - Conservation: Following revisions satisfied the alterations and extensions will not harm the special interest of the listed building. The opportunity to understand and appreciate the special interest of the historic farmhouse will not be diminished following the work. Conditions are recommended to ensure a successful project.

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:
None received

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:

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy BILL 2 of BPNP advises that development should be of high quality that respects the character and rural feel of the parish. It should reflect the local scale and vernacular of the area and use materials that are in keeping to the character of the area.

The proposed works entail the erection of a replacement single-storey extension and the formation of 2 dormers to the roof of the principal listed building, with the erection of a single-storey outbuilding for use as a pool room.

The existing extension, to be demolished, is of no historical interest and there is no objection in principle to its replacement. The proposed extension would create an improved relationship with the historic dwelling, with a preferable building line and roof geometry.

As part of the application process amended plans have been received which result in an improved siting and design, with this amended element of the scheme such that there would be no harm to the special interest of the listed building, the significance of which would be preserved.

Pool room

A new pool pavilion is also created to the rear of the property to serve the existing pool site. This structure, though large, is not considered to detrimentally affect the character of the building nor be inappropriately sited or scaled.

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.

It is considered that the siting and layout of the proposed extensions and outbuilding, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Ecology

The application is accompanied by an Ecological Impact Assessment (Imprint Ecology, March 2025) which sets out the likely impacts of designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures. The assessment sets out that a Mitigation License will be required prior to the commencement of works to the principal farmhouse due to the presence of bat roosts (within the hanging tiles and roof tiles). A condition is recommended to ensure this is

obtained prior to any commencement of development. The Assessment also includes details of mitigation, including the provision of bat boxes, which is considered acceptable and which would be secured through condition.

The nature of the development does not raise any implications in respect of habitat or flightlines, and no additional external lighting is indicated on the submitted plans. It is not therefore considered that there would be any Adverse Effect on habitat or protected sites.

A condition is recommended to ensure development takes place in accordance with the Assessment, including the precautionary method statement for mobile protected species (including reptiles and hedgehog).

It is considered that subject to the recommended conditions the proposal would not result in any adverse impacts on protected species or habitat.

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 **Pre-Commencement Condition**: Any development which will impact the breeding / resting place of bats, shall not commence until the Local Planning Authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

4 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level, other than demolition, shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details including sections through:
- Roof ridge
- Hips
- Valleys
- Eaves
- Verges
- Flat roof perimeters
- Section through tile hanging and external walls at junction with historic roof showing the affect of added wall thickness following fitment of insulation.

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric. This is particularly relevant to second floor bathroom.

c) Specification, including sketches where appropriate, of works to roof timbers including extent of work, methods to be used, and the type of any replacement timber in relation to creation of dormer windows. No rafters, purlins or other structural timber to be cut or otherwise altered in order to create dormers.

d) Samples or specifications of external materials and surface finishes.

d) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features. This is particularly relevant to internal & external wall insulation.

Reason: As this matter is fundamental 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).

5 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

6 **Regulatory Condition**: No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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).

7 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Imprint Ecology, March 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 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/25/0420

(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
Elevation plan	Proposed	699-107 REV E	14.05.2025
Roof plan	Proposed	699-106 REV E	14.05.2025
Elevation plan	Proposed	699-108 REV E	14.05.2025
Elevation & Floor plan	Proposed Pool Pavillion	699-109 REV C	14.05.2025
Design & Access Statement		699-600 REV A	19.03.2025
Supporting Statement	Heritage	699-601 REV A	19.03.2025
Plans	Topographical Survey	19251123/TS	25.03.2025
Supporting Docs	Ecological Impact Assessment	NONE	19.03.2025
Site plan	Existing	699-094 REV A	19.03.2025
Floor plan	Existing Ground	699-095 REV A	19.03.2025
Floor plan	Existing First	699-096 REV A	19.03.2025
Floor plan	Existing Second	699-097 REV A	19.03.2025

Elevation plan	Existing	699-098	19.03.2025
Section plan	Existing	699-099 REV A	19.03.2025
Location plan		699-100 REV B	25.03.2025
Block plan	Proposed	699-101 REV C	14.05.2025
Site plan	Proposed	699-102 REV E	14.05.2025
Floor plan	Proposed Ground	699-103 REV D	14.05.2025
Floor plan	Proposed First	699-104 REV D	14.05.2025
Floor plan	Proposed Second	699-105 REV D	14.05.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 09.07.2025

Authorising Officer sign/initial Guy Everest Date: 09.07.2025