Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1934
Rusper Village Hall , Horsham Road, Rusper, West Sussex, RH12 4PR

DESCRIPTION:
Erection of a single storey front extension with new ramp to the front of the building and a new ramp to the side to facilitate disabled access.

DESCRIPTION OF THE SITE
Rusper Village Hall is a traditionally built village building, which sits in an elevated position to the western side of Horsham Road. The entrance to the building is approached via a sloping path and stepped access. A tarmac driveway to the south allows access to the rear car parking area. The village hall comprises three primary rooms, along with ancillary spaces including stores, offices and WC facilities.

DESCRIPTION OF THE APPLICATION
The application seeks planning permission for the erection of a single storey front extension with new ramp to the front of the building and a new ramp to facilitate disabled access.

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 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan
Rusper Neighbourhood Plan 2018-2031
Policy RUS3 - Design

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 28: Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:
None received

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
None received

Member Comments:
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

Design 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.

Policy 42 of the HDPF states that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported.

The application seeks planning permission for the erection of a single storey front extension with new ramp to the front of the building and a new ramp to the side to facilitate disabled access. The proposed single storey front extension is designed to provide additional WC facilities, including a new accessible disabled WC and baby changing facilities, enhancing the buildings functionality and inclusivity. The modest scale of the proposed single storey front extension ensures that the development remains in keeping with the proportions of the existing building. Furthermore, the design has been carefully considered to complement the character and appearance of the building, ensuring that the extension integrates seamlessly with the existing. The proposal is therefore considered acceptable and would not result in any adverse impact on the visual integrity or overall aesthetic of the existing building.

While it is noted that the access ramp would be visible from a public vantage point, the proposal is considered to be of an appropriate design, form and scale that respects the character of the existing building. The ramp has been carefully designed to integrate with the style of the existing building ensuring it does not detract from the visual appearance of the building or the wider area. Furthermore, the scale and siting of the access ramp have been thoughtfully planned to minimise any potential impact on the amenities of adjoining properties. In addition to enhancing accessibility, the proposal represents a positive improvement to the buildings access arrangements, promoting inclusivity and ensuring the premises are more accommodating to individuals with mobility needs. The development is in accordance with the principles set out in Policy 42 of the Horsham District Planning Framework, which supports measures that improve access and inclusivity with the built environment.

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.

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.

Conclusions:

Overall, it is considered that the development is proportionate and appropriate to the context of the site and would not result in significant adverse harm to the site and wider surroundings. The development is therefore considered acceptable in accordance with the above policies.

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 Design and Access Statement and the approved

proposed ground floor and elevations plan drawing numbered DE1227/01 Rev P1 received 12.12.2024.

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/24/1934

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning, Design and Access	NONE	22.01.2025
Floor plan	Existing Ground	DE1227 / 02 REV P1	12.12.2024
Elevation & Floor plan	Existing	DE1227 / 03 REV P1	12.12.2024
Photos		DE1227 / 05 REV P1	12.12.2024
Elevation & Floor plan	Proposed	DE1227 / 04 REV P1	12.12.2024
Location & Block plan		DE1227 / 01 REV P1	12.12.2024
Supporting Statement	Flood Map	NONE	12.12.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 13.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 19.03.2025