Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0719
Lower Prestwood Farm , Prestwood Lane, Ifield, West Sussex, RH11 0LA

DESCRIPTION:
Replacement of sash casements on front elevation (Full Application).

RELEVANT PLANNING HISTORY:

DC/24/0720	Replacement windows and french door (Listed Building Consent)	Application Permitted on 17.11.2023
DC/23/0590	Replacement windows and french door (Householder Application)	Application Permitted on 17.11.2023
DC/22/2292	Partial demolition of existing side projection and erection of a single storey side extension (Listed Building Consent).	Application Permitted on 17.03.2023
DC/22/2291	Partial demolition of existing side projection and erection of a single storey side extension (Householder Application).	Application Permitted on 17.03.2023

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Rusper Neighbourhood Plan (RNP) 2018-2031:
RUS3 - Design
RUS4 - Local Heritage Assets

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:

HDC Conservation: No objection, subject to the double glazing being no greater than 16mm in thickness.

Parish Comments:
No Objection

Representations:
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

Character and Appearance & Heritage Impact

Paragraph 205 of the NPPF states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 206 adds that "[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

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.

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 RUS4 requires development or alterations that are in the vicinity of Local Heritage Assets be reflective of them and not diminish their importance or hamper their stature. Design and construction should be in keeping to the Listed Heritage Asset and wider conservation area.

Lower Prestwood Farm is a Grade II Listed Building, described as "C18. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Doorway with flat hood. Ground floor extension at east end". The application seeks listed building consent for the replacement of sash casements to the front elevation of the building.

The existing windows are considered to be of limited quality and their significance in relation to the special interest of the building is not high. While their replacement would result in the loss of historic fabric it is not considered this would result in any adverse harm (to the significance of the heritage asset). The replacement windows would reflect the existing arrangement and this approach would be sufficient to preserve the character, appearance and significance of the building. The applicant has confirmed as part of the application process that 16mm double glazed units would be used as part of the works.

It is noted, notwithstanding the above, that the proposal would create some public benefit in terms of making the building more energy efficient and given the proximity to Gatwick airport. These benefits are not though key to the determination of the proposal, which was not considered to result in any adverse impact (which required weighing against such public benefit).

The proposed would preserve the historic interest of the Grade II Listed Building and would have no adverse impact on the visual amenities of the wider surrounding area, in accordance with development plan 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:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

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 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

The application would involve the replacement of windows and would not impact habitat. The application is therefore considered to fall into the de minimis exemption.

Conclusions:

It is considered that the application meets the relevant 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.

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).

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/24/0719
(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
Block plan	Existing elevations	LPF/101/WS/Sash	08.05.2024
Location plan		NONE	08.05.2024
Supporting Statement	Heritage	NONE	08.05.2024
Plans	WINDOW DETAILS		02.09.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 03/09/2024

Authorising Officer sign/initial Guy Everest Date: 06.09.2024