Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0549
Greenhurst , Greenhurst Lane, Thakeham, West Sussex, RH20 3HA

DESCRIPTION:
Widening of driveway to improve line of sight. Replacement of gate to include a pedestrian access gate and new electric 5 bar gate. Removal of dead hedge and laurel tree to front elevation (adjacent to road) and replace with post and rail fencing and new photinia hedge (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/24/0548	Widening of driveway to improve line of sight. Replacement of gate to include a pedestrian access gate and new electric 5 bar gate. Removal of dead hedge and laurel tree to front elevation (adjacent to road) and replace with post and rail fencing and new photinia hedge (Householder)	Under Consideration
DC/19/0879	Replacement of conservatory with single storey rear extension, addition of cladding to south gable and roof alteration (Householder Application)	Application Permitted on 18.06.2019
DC/19/0880	Replacement of conservatory with single storey rear extension, addition of cladding to south gable and roof alteration (Listed Building Consent)	Application Permitted on 18.06.2019

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Thakeham Parish Neighbourhood Plan has been Made.
Thakeham6- Design

Thakeham Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Archaeology Consultation: No Objection - The site is located on the route of the Roman Road from Hardham to Barcombe Mills (Archaeological notification Area DWS 8725). However, the proposals involve fairly minimal ground disturbance that is unlikely to be of a magnitude that would disturb buried archaeological remains and so I have no archaeological concerns in this case.

HDC 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
Paragraph 205 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The application dwelling is designated as a Grade II Listed Building, with a number of Listed Buildings within the surrounding area located further to the south-east and west of the site. The proposal entails the following works: -

- Widening of driveway to improve line of sight.
- Replacement of gate to include a pedestrian access gate and new electric 5 bar gate.
- Removal of dead hedge and laurel tree to front elevation (adjacent to road) and replace with post and rail fencing.
- New photinia hedge.

It is considered that the nature, design and detailing of the proposed alterations would not result in harm to the special interest and significance of the listed building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **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.

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).

Plans list for: DC/24/0549
(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		p4e/uk/1089126/1466301	26.04.2024
Photos		none	09.04.2024
Photos		none	09.04.2024
Photos		none	09.04.2024
Photos		none	09.04.2024
Photos		none	09.04.2024
Photos		none	09.04.2024
Block plan		b36e/uk/1089126/1466298	26.04.2024
Supporting Docs	Application Form	none	09.04.2024
Design & Access Statement		none	15.04.2024
Elevation plan	Existing	none	22.04.2024
Elevation plan	Proposed	none	22.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.07.2024

Authorising Officer sign/initial Guy Everest Date: 03.07.2024