DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0515
Highfield, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:
Erection of a replacement green house.

RELEVANT PLANNING HISTORY:

DC/24/0838	Demolition of existing conservatory, erection of a two storey front extension and single storey side and rear extensions. Installation of an extended roof canopy, replacement windows, replacement tile hanging, replacement rear patio and installation of solar panels to the garage roof.	Application Permitted on 26.07.2024

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 34- Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Thakeham Neighbourhood Plan:
Thakeham6- Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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 Officer: No Objection - The proposed replacement green house will not impact the character of the conservation area.

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:

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

Character and Appearance

Policy 32 and 33 of the Horsham District Planning Framework (HDPF) seeks to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters such as landscaping (both within a scheme and having regard to the impact on surrounding landscapes) and considerations on the local, social, and environmental characteristics. It also seeks to ensure that the scale, massing and appearance of the development and layout (where relevant) 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 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 proposed replacement greenhouse would be situated within the curtilage of Highfield, a residential property located within the Thakeham Conservation Area. The existing greenhouse is of modest proportions and largely screened from public view due to the site's position and surrounding vegetation.

The replacement structure, although slightly larger than the original, remains modest in scale and of a traditional greenhouse form. The proposed materials and design are simple and appropriate to its function, reflecting a style commonly associated with domestic garden use.

Highfield is not a listed building, nor is it locally listed. It is a relatively modern property and does not contribute prominently to the architectural character of the Conservation Area. The Conservation Officer has confirmed no objection to the proposal, noting that it would not result in harm to the significance or setting of the Conservation Area.

Overall, the proposal is considered to be sympathetic in form, scale, and appearance to its setting and preserves the character and appearance of the Thakeham Conservation Area, in line with policies 32, 33 and 34 of the Horsham District Planning Framework, Policy Thakeham6 of the Neighbourhood Plan, and the relevant sections of the NPPF.

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.

The greenhouse is located to the rear of the dwellinghouse, well away from the boundaries of neighbouring properties. Due to its scale and siting, the structure would not result in any significant overlooking, overshadowing or overbearing impact. No representations have been received from neighbours and it is considered that the amenity of adjoining properties would be preserved.

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 proposed replacement greenhouse is of an appropriate scale and design that complements the host property and preserves the character and appearance of the Thakeham Conservation Area. It would not result in any adverse impacts on neighbouring residential amenity or environmental constraints such as water neutrality.

The application complies with relevant national and local planning policies and guidance 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.

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/25/0515

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Statement	Planning, Design, Access and Heritage	NONE	28.03.2025
Block plan		06 REV 0	28.03.2025
Location plan		05 REV 0	28.03.2025
Elevation & Floor plan	Existing and Proposed	01 REV 0	28.03.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 27.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 27.05.2025