Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1481
Cidermill Farm , Knob Hill, Warnham, West Sussex, RH12 3SN

DESCRIPTION:

Demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above. (Householder Application).

RELEVANT PLANNING HISTORY:

DISC/18/0032	Approval of details reserved by conditions 4, 8, 9 and 10 on DC/16/0990	Application Permitted on 18.09.2018
DC/22/1518	Prior notification for the erection of agricultural building.	Prior Approval Not Required on 06.09.2022
DC/18/0147	Non-material amendment to previously approved application DC/16/0990 (Change of Use of agricultural building to workshops (class B1) and storage (class B8)) for repositioning of doors and revisions to internal layout.	Application Permitted on 13.09.2018
DC/24/1482	Demolition of existing side and rear extensions and erection of a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above. (Listed Building Consent).	Pending Consideration

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Warnham Neighbourhood Development Plan 2017 – 2031

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Parish Design Statement:

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:

Natural England: Comment

Concur with the conclusion of your authority's HRA appropriate assessment insofar that we have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Conservation Officer: *No objection*

Ecology: Comment

The mitigation and enhancement measures identified in the Full Bat Roost Assessment (Simlaw Ecology, August 2024) and Preliminary Ecological Appraisal (Simlaw Ecology, August 2024), should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species. Recommend grant permission subject to conditions.

Parish Comments:

Warnham Parish Council - *raised no objections to this proposal however have concerns on grounds that the demolition of extensions to a listed building could undermine its historical integrity. While it is acknowledged the need for modernisation, any changes must be sympathetic to the original structure. Would request further details on how the proposed development will ensure that the character of the listed building is preserved, particularly with respect to materials and design.*

Representations:

There were no responses received from neighbour consultation.

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, available images and photographs taken on site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

The application site is located outside any designated built-up area in the countryside where policy 28 of the Horsham District Planning Framework (HDPF) 2015 would be applicable.

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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.

Moreover, Cidermill Farm is a grade II Listed Building where Policy 34 of the HDPF aims to conserve and sustain the 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.

Policy W5 of the Warnham Neighbourhood Development Plan 2017 – 2031 aims to maintain proposed residential developments are of high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The proposal seeks planning permission to demolish the existing side and rear extensions and erect a two storey rear extension, side and front porches and a detached garage with two car bays and sleeping quarters above.

Following consultation with the Council's Conservation Officer, it is considered that the removal of these modern interventions would have a positive impact on the special interest of the listed building. However, the window to the south elevation at first floor, and in particular the window enclosure, should be retained internally to enable an understanding within the building of the former window position, and also further information with regards to the cutting of the tie beam is needed. It would be preferred that this remaining part of the timber frame is retained, and that further thought is given to enable access while keeping the historic fabric of the building even if this means a lower threshold. The Council's Conservation Officer has recommended a series of conditions to ensure that the detailing of the garage and the extension reflects the special qualities of the listed building.

Is it acknowledged that the proposal would result in a much deeper rear projection with the depth of the proposed extension being greater than the main dwelling. However, the width of the existing dwelling would be reduced substantially by the removal of the existing side extensions. The half-hipped roof design on the proposed rear extension and the catslide rear roof slope would ensure that the proposal appears as a subordinate addition to the main dwelling. The proposal has been designed to reflect the traditional characteristics and vernacular of the main dwelling, with the appropriate use of external materials which would preserve and conserve the distinctive characteristic of the designated heritage asset.

During the course of this application the scheme has been amended by reducing the level of glazing on the gable face of the proposed detached garage. The proposed garage would be of a scale, siting, proportions and design which would be subservient and appropriate to the main dwelling. It is considered that proposal would not have any adverse impact on the special historic interest of the main dwelling.

Overall, the proposed development would be 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 proposal would have no adverse impacts on the significance or historic interest of the heritage asset, 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 proposal and the resulting relationship with adjacent 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 and which includes supplies from groundwater abstraction which cannot, with certainty, demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

An advice note from Natural England (September 2021) 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.

The proposal seeks to a detached garage with two car bays and sleeping quarters above. The submitted Water Neutrality statement details that the existing baseline water demand is 384.52 l/day and the proposed water demand would be 459.80 l/day. Through the use onsite efficiencies, the proposed water demand would be reduced to 372.18 l/day therefore achieving water neutrality.

It is considered that the approach outlined above would be sufficient to ensure that the proposal need not result in an increased water consumption at the site. An Appropriate Assessment was undertaken in accordance with the strategy provided, and Natural England have raised no objection to the above conclusions, with a condition recommended to ensure the agreed strategy is adhered to.

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.

Ecology

To ensure the proposed development conserve and enhance the protected and Priority species planning conditions have been imposed requiring the full implementation of the mitigation and enhancement measures identified in the Full Bat Roost Assessment (Simlaw Ecology, August 2024) and Preliminary Ecological Appraisal (Simlaw Ecology, August 2024).

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	266.35		266.35

Total Gain	
Total Demolition	**49.9**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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**: Prior to commencement any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless 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 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 Condition**: No relevant works shall commence 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:
   i) new/and/or/replacement windows, external doors, rooflights.
   These drawings must show:
   - materials
   - decorative/protective finish
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
   - method of opening
   - method of glazing

   ii) Roof details including sections through:
   - roof ridge
   - hips
   - valleys

- eaves
- verges
- verges and bargeboards
- flat roof perimeters

b) Schedule identifying all doors, doorcases, windows, joinery, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

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

f) 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.

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 **Pre-Commencement (Slab Level)**: Prior to any works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Simlaw Ecology, August 2024), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

6 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 23rd October 2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity based on Guidance Note: 08/23 shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical

specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To 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, s40 of the NERC Act 2006 (as amended) and and Policy 31 of the Horsham Development Framework.

8 **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).

9 **Regulatory Condition**: The development hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Woodlands, Grouse Road (as identified on the approved plans). The development shall not be severed, used as a separate unit of accommodation or occupied for any other purposes.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites and as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 26, 28, 31 and 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All new and replacement rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes shall be of cast iron or cast aluminium.

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).

11 **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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

<u>POSITIVE AND PROACTIVE STATEMENT</u>

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/24/1481
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Main House General Arrangement Plans and Elevations as Proposed	PL.11 REV A	14.11.2024
Plans	Topographic Survey	Sheet 1 OF 2	30.09.2024
Plans	Topographic Survey	Sheet 2 OF 2	30.09.2024
Floor plan	Main House Ground & First Floor Plan	NONE	30.09.2024
Elevation plan	Existing Elevations 1-4	NONE	30.09.2024
Supporting Statement	Water Neutrality Report by cgs civils dated 23 October 2024	C3164 REV P2	25.10.2024
Elevation & Floor plan	Garage General Arrangement Plans and Elevations as Proposed	PL.12 REV A	14.11.2024
Site plan	Site Plan as Proposed	DP.13	25.09.2024
Supporting Docs	Full Bat Roost Assessment by Simlaw dated 22 August 2024	SE24-2292b V.01	25.09.2024
Supporting Docs	Preliminary Ecological Appraisal by Simlaw dated 22 August 2024	SE24-2292 V.01	25.09.2024
Location & Block plan	Main House/Garage Site Location and Block Plan As Proposed	PL.10	25.09.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 25.11.2024