Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0748
Little Canterbury, The Haven, Billingshurst, West Sussex, RH14 9BJ

DESCRIPTION:
Conversion of existing garage into habitable space and erection of a shed in the garden (Householder Application)

RELEVANT PLANNING HISTORY:

DC/24/0750	Conversion of existing garage into habitable space and erection of a shed in the garden (Listed Building Consent)	Under 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 26- Strategic Policy: Countryside Protection
Policy 28- Replacement Dwellings and House Extensions in the Countryside
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 40- Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
The Billingshurst Neighbourhood Plan was formally made at Full Council on 23 June 2021.
BILL 1: Billingshurst Built-Up Area Boundary
BILL 2: Housing Design and Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Tree Officer: Advice - The subject property immediately abuts an area of designated Ancient Woodland (AW). Part of the AW is enclosed within the ownership/red site line submitted with the application.

The proposed development has no foreseeable additional potential indirect pressures on the AW resource.

HDC Conservation Officer: No Objection - Little Canterbury is a humble timber framed cottage reflective of a squatters' dwelling. It has been extended in the recent past including the attached garage. The proposed alterations will not directly impact the historic portion. The design of the new fenestration follows the design approach of the extensions and will not draw undue attention. I am satisfied no detailed conditions are necessary.

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:
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

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 supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 32 of the HDPF relates to improving the quality of new development. It states that permission will be granted for developments which ensures the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties. Policy 33 of the HDPF also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use

high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

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 proposal seeks to convert the existing garage into habitable space and erection of a shed in the garden. Little Canterbury is a grade II listed building, part of the building is believed to be dated from the 1400s and has been extended over the years. The property is situated in the popular hamlet of The Haven, Billingshurst. The proposed conversion of the garage would not change the character of the existing building, as this is a garage conversion would be sympathetic to the period building as it is considered would be located to the opposite end of the building where the historic interest is located. The extent of any openings would be to make a small opening where the existing window to replace with French doors. The development also proposes erection of a garden shed, to be located towards the northern elevation of the site. The shed would measure 2.6m wide, 3m in length with an overall height of 2.1m.

It is considered that the proposed works would represent a sympathetically appropriate design which would successfully integrate with the principle listed building. The proposed works would be of modest enhancement to the internal space of the building and would not appear unduly dominant or intrusive in the context of the existing building and wider surrounding area, the character and appearance of which would be preserved.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above 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

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

Conclusion

The proposal is considered to comply with relevant local and national 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.

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/24/0748
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Heritage	NONE	23.05.2024
Location plan		NONE	09.05.2024
Block plan		NONE	09.05.2024
Elevation plan	As existing and proposed	NONE	09.05.2024
Floor plan	As existing and proposed, and floor and elevations (shed), as proposed	NONE	09.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 16.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.07.2024