Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0750
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 (Listed Building Consent)

RELEVANT PLANNING HISTORY:

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| DC/24/0748 | Conversion of existing garage into habitable space and erection of a shed in the garden (Householder Application) | Under Consideration |

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

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

**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
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 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

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 conversion would represent a sympathetically appropriate design which would successfully integrate with the principle listed building.

The internal alterations are not considered to harm significant historic fabric or alter the spatial arrangement detrimentally.

Overall, the proposed works are considered to be appropriately designed and scaled in relation to the Listed Building and would effectively integrate with the existing character to the rear of the building. The proposal would not result in the harmful loss of historic fabric and there would be no adverse impact on the significance or historical understanding of the Listed Building. The proposal is therefore considered to accord with relevant local and national planning policies.

**Recommendation: Application Permitted**

Conditions:

2 **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.

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.

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**Plans list for: DC/24/0750**
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**

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| Case Officer sign/initial | Shazia Penne | Date: | 16.07.2024 |
| Authorising Officer sign/initial | RHERMITAGE | Date: | 19.07.2024 |