Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0260
Hurston Place, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:
Construction of an open-air pool and related pool house (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0261	Construction of an open-air pool and related pool house (Listed Building Consent).	Pending Consideration
DC/23/1729	Minor alterations to some recent partition works, refurbishment of bathrooms and kitchen, installation of canopy to rear entrance. (Listed Building Consent)	Application Permitted on 06.11.2023
DC/15/1657	New external windows and doors and minor internal alterations (Listed Building Consent)	Application Permitted on 12.11.2015
DC/15/1656	New external windows and doors and minor internal alterations (Householder application for Listed Building)	Invalid Application Withdrawn on 30.07.2015
DC/15/0407	Formation of new kitchen within existing living room (Listed Building Consent)	Withdrawn Application on 24.04.2015

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

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 – Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Horsham District Council Conservation Department:
Horsham District Council Conservation Department raised no objections. Their comments read:

The wall bounding the former kitchen garden does form part of the listed building and is an important feature of the historic dwelling. It illustrates the desire and necessity of having home grown food available to occupants of a polite farm estate. The garden has not been planted for some time and appears to have been incorporated into the recreational garden space more recently. Although it would be beneficial for it to be brought back into use as a kitchen garden this is not something we should insist upon. The proposed use of the space as a swimming pool and recreational area will not prevent it being understood in the context of an eighteenth century farm complex. The proposed pool house is reflective of a polite garden building that would not be unexpected in this context. I am content no harm will result and have suggested conditions below.

Natural England:
Natural England assessed the proposal and commented:

"We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such: We have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality".

Parish Comments:
No objection subject to water neutrality assessment by HDC. SSPC would encourage pollinator friendly enhancements to the area in the hopes that biodiversity can be raised in the area. While acknowledging the Conservation Officer's report, if some brick walls could be retained and planted up this would assist the aforegoing suggestion.

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

This application is for construction of an open-air pool and related pool house at Hurston Place, Hurston Lane, Storrington. Hurston Place is a Grade II Listed Building, indexed in 1980. Hurston Place is a manor house that dates from the 17th century. The house is thought to be constructed in three phases, with the original 17th century house being L-shaped and expanded in the early 20th century.

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, Heritage Impact

Policy 32 and 33 of the HDPF seeks 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.

Policy 34 of the HDPF seeks 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 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

The proposal is for the construction of an open-air pool and related pool house (Listed Building Consent). The pool is 11m x 5m and sits to the northeast of Hurston Place. The pool is accompanied by a pool house to the east which is 7.8m in width, 3.2m in height and 4m in depth. The building integrates with the garden wall to the front elevation with the rear comprising of a simple construction with a mono-pitch roof. This is designed in a respectful manner and sits neatly within the context of the dwellinghouse and the existing garden wall.

Following consultation with Horsham District Council Conservation Department the proposed alterations and development would not harm the historic integrity of the dwelling. Though this will result in the loss of the original layout of the garden, the pool is not considered to demonstrably harm the Listed Building. As such it is considered that the proposed is appropriate and respectful to wider dwellinghouse.

The proposal would be a clearly 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 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

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 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 falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction. The application seeks planning permission for Construction of an open-air pool and related pool house

The submitted strategy indicates an existing baseline water demand of 0 litres per annum. The submitted strategy indicates that the initial fill of the pool would be undertaken by a company importing

the waster from outside of the supply zone. Precise details this are not currently known, though Officers are satisfied that this can be detailed by way of condition. The proposed development would comprise a water demand of 7,306 litres per annum owing to the backwashing system. Through the use of rainfall catchment, the proposal is able to recapture 16,335 litres per annum.

The strategy therefore demonstrates that it would be able to recapture the annual water demand of the proposed. Subject to the attachment of the below listed conditions, Officers are satisfied that the proposed development would be water neutral.

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 **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 windows & external doors.
These drawings must show:
- materials
- 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

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).

4 **Pre-Commencement Condition**: Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (slab Level) Condition**: No development above ground floor slab level shall commence until full details of the rainwater harvesting system required by the approved water neutrality strategy (JWA Water Neutrality Statement), including details of rainwater storage, have been submitted to and approved in writing by the Local Planning Authority.

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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Occupation Condition**: The swimming pool shall not be first used until evidence has been submitted and approved in writing that the approved water neutrality strategy for the pool has been implemented in full. The evidence shall include the confirmation that the proposed is filled from outside the Sussex North Supply Zone and rainwater tank has been installed. 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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

7 **Regulatory Condition**: The pool house hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hurston Place as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/24/0260

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Protected Species Walkover Survey	NONE	16.02.2024
Location plan		001 REV B	16.02.2024
Site plan		003 REV A	16.02.2024
Site plan	Proposed	103	16.02.2024
Floor plan	Proposed roof	115	16.02.2024
Elevation plan	Proposed	131	16.02.2024
Supporting Statement	Design	NONE	16.02.2024
Supporting Statement	Heritage	NONE	16.02.2024
Supporting Statement	Water Neutrality	NONE	16.02.2024

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	15/05/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	31.05.2024