Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0140
Swaynes, Guildford Road, Rudgwick, West Sussex, RH12 3JD

DESCRIPTION:

Installation of external door opening, new glazing and associated internal and external adjustments (Householder Application)

RELEVANT PLANNING HISTORY:

DC/24/0141	Installation of external door opening, new glazing and associated internal and external adjustments (Listed Building Consent)	Pending Consideration

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

Rudgwick Neighbourhood Development Plan to 2031:
RNP6 – Materials
RNP7 – Architectual Style
RNP9 – Street Scene

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 Conservation Officer: No Objection, conditions recommended

The part of the house subject of this proposal is a significant later extension of the ancient building, constructed in the early twentieth century. Although not of the greatest significance, this part of the dwelling does illustrate the history of the building especially in relation to the social and economic changes that took place during the nineteenth century. The internal spatial arrangement of this part of the house has been altered but the historic division of spaces remains recognisable. As long as some physical reminder of this division is retained, satisfied the proposed alterations will not harm the special interest of the listed building.

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

Providing the HDC Heritage and Conservation Officer is satisfied that that proposed works will not adversely affect the listed building.

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

Swaynes Farmhouse is a Grade II Listed Building. Planning permission is sought for an existing opening to be enlarged, carefully reusing material where possible and sourcing new brick to match the existing, to make good the new opening. A new larger glazed opening to be formed, to improve access to the garden and natural light penetration into the ground floor living space.

Character and Appearance

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 outlines that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, and should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The existing window opening to the northern elevation is to be replaced with new doors to reflect the proportions of similar openings elsewhere within the dwelling.

The proposed opening is considered to sit comfortably within the context of the elevation, and is considered to be of a size, proportion and design that would reflect the special character and interest of the host dwelling. The HDC Conservation Officer has been consulted and has raised no objections to the proposed development.

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

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 and 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.
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/24/0140
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	L_1943-3-020	24.01.2024
Section plan	Proposed Section C-C	L-1943-3-302	24.01.2024
Floor plan	Existing Ground Floor Plan	L-1943-1-100	24.01.2024
Elevation plan	Existing West Elevation	L-1943-1-200	24.01.2024
Elevation plan	Existing South Elevation	L-1943-1-201	24.01.2024
Elevation plan	Existing East Elevation	L-1943-1-202	24.01.2024
Elevation plan	Existing North Elevation	L-1943-1-203	24.01.2024
Section plan	Existing Section A-A	L-1943-1-300	24.01.2024
Section plan	Existing Section B-B	L-1943-1-301	24.01.2024
Section plan	Existing Section C-C	L-1943-1-302	24.01.2024
Block plan	Block Plan	L_1943-3-021	24.01.2024
Floor plan	Proposed Ground Floor Plan	L-1943-3-100	24.01.2024
Elevation plan	Proposed North Elevation	L-1943-3-200	24.01.2024
Elevation plan	Proposed East Elevation	L-1943-3-201	24.01.2024
Elevation plan	Proposed South Elevation	L-1943-3-202	24.01.2024
Elevation plan	Proposed West Elevation	L-1943-3-203	24.01.2024
Section plan	Proposed Section A-A	L-1943-3-300	24.01.2024
Section plan	Proposed Section B-B	L-1943-3-301	24.01.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 13/03/2024

Authorising Officer sign/initial Tamara Dale Date: 20/03/2024