



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0733

Bottings Farm, London Road, Henfield, West Sussex, BN5 9AD

DESCRIPTION:

Demolition of existing outbuilding and erection of a replacement outbuilding.

RELEVANT PLANNING HISTORY:

DC/19/2239	Retention of timber framed/clad garden workshop and store.	Application 30.12.2019	Permitted	on
DC/23/0486	Application to confirm that installation of drainage for the approved house extension would constitute implementation of the planning approval (Lawful Development Certificate - Existing).	Application 04.05.2023	Permitted	on

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

Henfield Neighbourhood Plan (2020) (HNP):

Policy 1 – A Spatial Plan

Policy 10 – Green Infrastructure and Biodiversity

Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

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

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:

As this is a very similar proposal to that agreed under DC/19/2239 I am happy for you to determine positively. I am also satisfied the portion of boundary wall to be removed is not historic and creating an access to the garden will not harm the listed building.

Parish Comments:

Henfield Parish Council: 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:

Character, Appearance and Heritage

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.

Policy 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

Policy 12 of the HNP, which requires that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.

Bottings Farm is located south of the A281 and is accessed via a private road to the west of a public house 'The Bull Inn'. The site is outside any built up area boundary, is a countryside location, and

forms part of a small enclave of rural residential development. The site comprises a Grade II listed building which is a two-storey detached dwelling.

Listing: L-shaped C17 or earlier timber-framed building with red brick infilling, partly rebuilt in brick. Tiled roof. Casement windows. Stone and brick chimney breast at east end, its south side stepped. Two storeys. Two windows to each wing.

The application relates to an existing timber outbuilding structure to the south-western corner of the rear garden that was initially erected without permission as single-storey structure with a low-pitched roof but this wasn't supported due to its design and appearance negatively impacting the adjacent listed building. Permission was subsequently granted ref. DC/19/2239 for the retention of the timber framed/clad garden workshop and store which required alterations to the existing form, however the submission in this application sets out that the previous permission has now expired.

The proposal in this application is to demolish the existing outbuilding and to erect a replacement outbuilding to be used as an ancillary structure within the setting of the Grade II Listed Bottings Farmhouse. The proposed outbuilding is to be located on the footprint of the existing structure, and to be externally similar to the permitted outbuilding (ref DC/19/2239) with horizontal lapped timber cladding finished in black. The roof form will include a traditional half hip and a catslide to the east. Plain clay roof tiles with 4 heritage conservation rooflights. Eaves height of 2.5m, and ridge of 5.9m. Windows and doors are proposed to be timber framed casement in black finish.

Due to the changes in land level across the large garden size, the structure sits at a higher ground level than the main garden area. There is well-established hedgerow on the neighbouring boundary.

Internally would be an open plan multi-purpose ancillary space (as a home office, gym, and family activities). The outbuilding will be for incidental use and ancillary to the dwelling only. The proposed building does not include kitchen facilities, and is not capable of independent residential occupation, and will remain in the same ownership and planning unit as the main dwelling.

The proposal includes a new 2.5m wide opening within the existing garden wall to the north of the garden, removing a section of modern brick infill, and installing a traditional field gate in keeping with the farmstead vernacular. This will improve access to the front of the property from the gardens. The proposal is to retain in full any older stone and brickwork to the garden wall, only making alteration within modern fabric. The proposal also includes a timber post and rail fence along the northern boundary of the property separating the front lawn from the access driveway, to further reinforce farmstead vernacular whilst creating delineation along the northern boundary of the property.

The proposed has been consulted with HDC Conservation and overall are considered would be alterations considered to be of a design, form and scale which would not harm the setting of the listed building, and which would not harm the character or appearance of the wider area, and the details submitted are sufficient to avoid the need for a pre-commencement condition attached to an approval.

It is 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 due to the siting of the proposed development in relation to the neighbouring properties and separation distances and boundary treatments the proposal would not have any significant impact on the neighbours nor the wider area. The proposed use would be ancillary to the main building with such a use not expected to result in significant potential for harmful levels of noise or disturbance. The amenity impacts of the proposal would therefore comply with Policy 33 of the Horsham District Planning Framework (2015).

It is considered that the siting and layout of the proposed 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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.

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 new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip tiles and hogs back or half round ridge tiles.

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).

- 4 **Regulatory Condition:** The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames.

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).

- 5 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The opening leaf shall be top hung.

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).

- 6 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

- 7 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the submitted plans, application form, and correspondence received 02.07.2026.

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).

- 8 **Regulatory Condition:** The outbuilding hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling Bottings Farm and shall not be used as an independent separate unit of accommodation or for any commercial purpose(s).

Reason: 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 contrary to Policies 26, 32 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/26/0733

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing	26042/500	07.05.2026
Elevation & Floor plan	Existing and Site Plan	26042/510	07.05.2026
Location & Site plan	Proposed	26042/600	07.05.2026
Elevation & Floor plan	Proposed and Site Plan	26042/610	07.05.2026
Plans	Proposed Fence and Gate	26042/611	07.05.2026
Design & Access Statement	and Heritage	NONE	07.05.2026
Materials	EMAIL CORRESPONDENCE (re: MATERIALS)	NONE	02.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 14.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 20.07.2026