DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0798
Rock House Cottage, The Hollow, Washington, Pulborough, West Sussex, RH20 3DA

SITE LOCATION & DESCRIPTION:

The proposal relates to Rock House Cottage which is connected to Rock House, a Grade II listed building.

Demolition of external room and entrance canopy. Erection of a single storey side extension and remodelling of entrance.

RELEVANT PLANNING HISTORY:

DC/24/1255	Demolition of external room and entrance canopy. Erection of a single storey side extension and remodelling of entrance (Listed Building Consent).	Pending 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

The Horsham District Local Plan 2023-2040

The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*

b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

c) *the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"*

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July 2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications.
Strategic Policy 1: Sustainable Development
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Neighbourhood Plan:
Storrington, Sullington & Washington Neighbourhood Plan

Parish Design Statement:
Storrington & Sullington Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

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.

HDC Conservation:

The proposed extension is well considered and will appear as a comfortable and not unexpected addition. It will enhance the special interest of the listed building. I have suggested conditions below.

Parish Comments:
Washington Parish Council considered this application at its meeting on Monday 5th August 2024 and RESOLVED to make NO OJBECTION

Representations:

Two (2) representations have been received objecting to the proposal and raises the following:
- Poor design.

- Detrimental to the value of the historic building.
- Privacy, light and noise.
- Concerns about noise pollution, dust and fumes.

One (1) representation has been received supporting the proposal and raises the following:
- No objection.
- Full support of proposal.

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 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 states that "*The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets"*

Strategic Policy 19 Development Quality from the emerging plan holds limited weight. The policy expects high-quality and inclusive design for all development in the District to be provided based on a clear understanding of the local, physical, social, economic, environmental and policy context.

Strategic Policy 20: Development Principles from the emerging plan holds limited weight. The policy expects development to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places.

Policy 45: Replacement Dwellings and House Extensions in the Countryside from the emerging local plan holds moderate weight. The policy supports house extensions, replacement dwellings and outbuildings outside of the defined built-up areas if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy states that "*The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings".*

Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that the scale, density, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed single storey rear extension would have a pitched roof and add a window and door to the west elevation. The proposal is not considered to detract from the character and appearance of the area nor the setting of the listed building. The proposed extension is well considered and will appear as a comfortable and not unexpected addition. It will enhance the special interest of the listed building.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the setting of the listed buildings 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.

Internal Design and Quality

Policy 40: Improving Housing Standards in the District of the emerging local plan holds limited weight; however, it states that dwellings should meet the nationally described space standards.

The proposal seeks to extend an existing dwelling, improving the existing property space. Furthermore, being a household extension, the use of the rooms would not be secured by condition.

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.

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

Strategic Policy 20: Development Principles of the emerging local plan holds limited weight. The policy seeks to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places. The policy expects development to be designed to avoid unacceptable harm to the amenity of existing and future occupiers or users of nearby property and land, for example due to overlooking, over dominance or overshadowing, light pollution, traffic generation, and general activity, noise, odour and/or vibration, and having regard to the sensitivities/impact of surrounding development;

Concerns have been raised in the objections about overlooking, noise, pollution and dust.

The single storey nature of the proposal and the transient space it forms (an entrance hall, Laundry/Utility/WC) prevent any unacceptable impact on neighbouring amenity.

The potential noise, dust or pollution impact caused by the building works themselves, raised in representations, and any damage caused during those works, are not a material planning consideration to be given any weight in the assessment of this proposal. The council will retain the authority to investigate under the Environmental Protection Act 1990, should any complaints be received.

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 new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing as found on the existing roof including if thermal insulation is to be fitted over the top of the rafters.

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:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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 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/24/0798
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2404/01 REV A	22.07.2024

Floor plan	Existing and proposed	2404/02	22.07.2024
Elevation plan	Existing and proposed	2404/03	22.07.2024
Section plan		2404/04	22.07.2024
Details plan	Window	2404/06	22.07.2024
Details plan		2404/08	22.07.2024
Section plan		2404/07 REV A	22.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 06/09/2024

Authorising Officer sign/initial RHERMITAGE Date: 09/09/2024