Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0160
Cornercroft, Church Lane, Henfield, West Sussex, BN5 9NY

DESCRIPTION:
Installation of 2No. pitched roof dormers to the side elevation of existing garage

RELEVANT PLANNING HISTORY:

DC/22/2268	Erection of a detached garden room building.	Application 28.02.2023	Permitted	on
HF/58/59	Garage. Comment: And b. regs. (From old Planning History)	Application 06.01.1960	Permitted	on
HF/2/58	Garage. (From old Planning History)	Application 05.02.1958	Permitted	on

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 (2017-2031):
Policy 12: Design Standards for New Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation: No Objection: -

Cornercroft is located within the Henfield Conservation Area within close proximity of the listed buildings of Oak and Walders Cottages. It would be suggested that the proposed dormers to be placed on the existing building would not result in harm to the setting of the listed buildings or harm the historic character of the conservation area. No objection would therefore be raised. (conditions suggested)

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
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

Policies 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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout, and massing of development is appropriate to the immediate area. Development should be respectful to the conservation area and listed buildings if applicable.

Cornercroft is a detached dwelling, which lies within the Henfield Conservation Area. The application proposes to install 2no pitched roof dormers to the side elevation of the existing garage. the dormers would sit on the west roofslope, overlooking the application site, to provide additional light and character to the garage building. The dormers are for light and storage, with no additional accommodation provided. The roof dormers would be of traditional pitched roof form which is in keeping with the character of the conservation area. Clay roof tiles are proposed to match the existing structure, timber windows and lead clad side cheeks are proposed which are both traditional design characteristics found within the conservation area.

The proposed dormers are modest subservient additions and are considered to be of a design, form and scale which are 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.

Due to the siting and layout of the proposed dormers, and the resulting relationship with adjoining properties would be sufficient to prevent unacceptable harm to neighbouring amenity. The dormers are positioned on the west roofslope, facing away from the adjoining neighbour, as the garage is not a habitable room, there is not considered to be an increase in views. It is noted that there were no representation letters received.

Impact on Heritage

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

The site falls within Henfield Conservation Area, while it is not a listed building, it does sit near to a listed building. HDC Conservation were consulted, and it was considered that the proposed dormers would not result in harm to the setting of the listed building or result in harm to the historic character of the conservation area. It is considered that the proposed dormers would be acceptable in accordance with the above policy.

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 **Pre-Commencement Condition**: No development 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) The proposed dormers. These drawings must show:

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Dormer construction including roof details with sections through the:
- ridge
- eaves
- verges and bargeboards

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).

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/24/0160

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Block, as existing and proposed	002	29.01.2024
Elevation & Floor plan	Roof, as existing	001	29.01.2024
Elevation & Floor plan	Roof, as proposed	100	29.01.2024
Supporting Statement	Heritage	NONE	29.01.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.03.2024

Authorising Officer sign/initial Guy Everest Date: 28.03.2024