DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0401
Jackrells Farm, Jackrells Lane, Southwater, West Sussex, RH13 9DH

DESCRIPTION:

Internal alterations and minor external alterations (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0402	Internal alterations and minor external alterations (Listed Building Consent).	Pending Consideration
DISC/23/0012	Approval of details reserved by condition 2 to approved application DC/22/1211	Application Permitted on 22.03.2023
DC/22/1211	Replacement of existing fenestration (Listed Building Consent).	Application Permitted on 04.10.2022

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

Neighbourhood Plan:
Status – The Southwater Neighbourhood Plan was formally made on 23 June 2021.
SNP16 – Design
SNP19 – Parish Heritage Assets

Parish Design Statement:
Southwater Parish Design Statement 2011

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: No Objection, conditions recommended

The scheme looks to redesign the northern porch which would replace an element of the building which does not reflect the overall quality of the historic structure. It also includes changes to the fenestration on the rear elevation and alterations to the internal layout. The proposal also reconfigures the entrance to the southern elevation and the addition of rooflights. As discussed the proposed rooflights should be

set within the spacing of any existing historic rafters. It would be considered that subject to the conditions outlined below the proposals would retain the buildings special interest.

At the pre app stage there was some reservation with regards to removing the infilled archway to access the new kitchen. Further investigation has since been undertaken and from the information submitted, and would not raise an objection. The plans also propose the addition of a log burner, which in principle is acceptable subject to details of any works that would be required to the existing chimney and flue – for example the installation of a kent cowl. It would be suggested that where partitions are to be removed a small area is investigated to determine whether there are any hidden features which have historic interest or whether they are modern inserts.

At first floor the scheme indicates a new bathroom in bedroom 5, with the removal of the ceiling – again would not raise an objection in principle subject to detailing of the new partitions, and the placement of drain and service runs. The same would be said of the redesigned master dressing area and bathroom.

With regards to the overpainting of the timbers, would not raise an objection subject to a condition to ensure that the work can be undertaken without causing harm.

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 subject to Listed Building Consent/HDC Heritage Officer not having any issues with the proposed application

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

Jackrells Farmhouse is Grade II listed. The listing refers to C18 or earlier. Two storeys. Four windows. Red brick and grey headers. Brick modillion eaves cornice. Horsham slab roof. Small gable in centre of first floor. Casement windows. The property has been extended over the years at the sides of the original central core of the house. Fenestration consists of red and blue brickwork in Flemish bond,

timber framed casement windows and doors in a white paint finish under a Horsham stone gable pitched roof which runs north-south.

Planning permission is sought for internal and external alterations. There are no proposed works to the front elevation or the original historic core of the property, except for the installation of a wood burning stove within the inglenook in the sitting room. The proposed alterations and additions are to the later additions to the property. The kitchen is proposed to be relocated to the existing northern lean-too extension, where the existing kitchen creates a dining room with window opened downwards affording links with the rear gardens. The existing wc is to form a shower and utility room.

Ground floor additions comprise of a new open timber frame porch with clay tiled roof which will merge into the existing catslide pitch removing the existing junction. This new porch will be concealed from the front elevation behind the existing single storey lean-to extension to the front.

At first floor level a new wc is proposed and the existing bathroom sub-divided to create a bathroom and dressing area creating a primary bedroom suite, without any interventions within the oldest part of the property. A separate wc is proposed to be formed using a portion of the footprint of Bedroom 5 (located within the modern C20th additions) with reversible stud partition walls. It is proposed to reinstate a chimney pot on to the south side of the property. It is also proposed to redecorate the existing black painted timber of the existing exposed beams throughout, by Back from Black with a finish to replicate the original exposed oak, rather than remove the black paint which could have resulted in a loss of patina of the beams.

Existing window openings to the rear elevation at ground floor level to be extended downwards to allow for French door sets from the proposed dining room and office room to lead directly into the rear garden. Other internal alterations to partition walls, ceilings, and door openings are proposed.

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 development affecting heritage assets will be required to 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 preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials/

Policy SNP16 of the Southwater Neighbourhood Plan states that all development must be of high quality design, including facing buildings with locally sourced materials or material equivalent to those that would historically have been sourced locally wherever possible; encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in building stock; and making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur.

The application has been consulted with HDC Conservation, who has raised no objections to the proposal, subject to appropriate conditions requiring the submission of further details, and the method of works to roof lights and partitions.

It is considered that with recommended conditions the proposal would be of a design, form and scale which is acceptable to the character and appearance of the existing dwelling, and which would not harm the special 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.

Policy SNP16 of the Southwater Neighbourhood Plan states that development should not result in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight, and sunlight.

It is considered that the siting and layout of the proposed works 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 **Pre-Commencement Condition**: Before any work begins on site for the painting of the timbers, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.

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**: 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/and/or/replacement windows, external doors and light tunnel.
   These drawings must show:
   - materials
   - decorative/protective finish
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, etc
   - method of opening
   - method of glazing

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Samples or specifications of external materials and surface finishes.

e) Details of proposed changes to the chimney including the installation of a cowl.

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).

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

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 partitions shall be scribed around existing ornamental mouldings.

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).

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/24/0401
(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
Elevation plan	Proposed Elevations	23838/220 Rev C	14.03.2024
Elevation plan	Proposed Elevations	23838/221 Rev B	14.03.2024

Location & Block plan	Existing Site Plan and Site Location Plan	23838/100	14.03.2024
Floor plan	Existing Ground Floor Plan	23838/110	14.03.2024
Location & Block plan	Proposed Site Plan and Site Location Plan	23838/200	14.03.2024
Floor plan	Proposed Ground Floor Plan - Developed Design	23838/210 Rev G	14.03.2024
Elevation plan	Existing Elevations	23838/120	14.03.2024
Floor plan	Existing First Floor Plan	23838/111	08.05.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.05.2024

Authorising Officer sign/initial Tamara Dale Date: 08.05.2024