DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0634
Juppsland Farm , Lordings Road Access Road, Adversane, West Sussex, RH14 9JG

DESCRIPTION:
Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/0635	Alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace. (Listed Building Consent).	Under Consideration
DC/20/1130	Relocation of existing down-pipe and soil pipe and alteration to the openings on the Wain entrance. Alterations to door placements for opening of two inner doors to match the two outer panels. Reduction in height of soil pipe and installation of an air admittance valve (Householder Application)	Application Permitted on 22.09.2020
DC/20/1131	Relocation of existing down-pipe and soil pipe and alteration to the openings on the Wain entrance. Alterations to door placements for opening of two inner doors to match the two outer panels. Reduction in height of soil pipe and installation of an air admittance valve (Listed Building Consent)	Application Permitted on 22.09.2020

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

The Billingshurst Parish Neighbourhood Plan 2019 – 2031:
Policy Bill 2: Housing Design and Character

Billingshurst 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 24: Sustainable Transport
Policy 25: Parking
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:
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.

Conservation Officer: No objection.

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 obtained during site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy Bill 2 of the Billingshurst Parish Neighbourhood Plan aims to maintain that development where practical, should incorporate feature as appropriate to the scale and nature into the overall design of the development.

The application seeks planning permission for the alterations to previously converted barn to include replacement windows, replacement rainwater goods, replacement of 2no. rooflights, opening up of full height glazed section to east elevation 'Wain Entrance' and addition of flue to vent fireplace.

It is considered that the nature and extent of the proposal would not harm the understanding or historical significance of the listed building and would have a neutral impact on the character and appearance of the wider surrounding area. The proposed works would therefore preserve the historic interest of the Grade II Listed Building and there would be no wider adverse visual impacts, in accordance with development plan 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 proposal 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.

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 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).

4 **Regulatory Condition:** At all times during the progress of the work for which listed building consent is hereby granted adequate measures shall be taken to protect the remaining part of the listed building from collapse and/or structural damage.

Reason: To preserve the character of the locality and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** Upon completion of the work for which listed building consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character of the building for the future and in accordance 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/25/0634
(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
Supporting Statement	Heritage	NONE REV A	16.04.2025
Elevation plan	Proposed	IG3-Elev-01 B	04.06.2025
Elevation plan	Existing	IG3-Elev-02	16.04.2025
Roof plan		IG3-RP-01	16.04.2025
Supporting Docs	Structural Calculations	NONE	16.04.2025

Location & Site plan		14547/101	16.04.2025
Design & Access Statement	Heritage Impact	NONE	16.04.2025
Location plan		NONE	16.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.06.2025

Authorising Officer sign/initial Guy Everest Date: 11.06.2025