Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1623
Glen Cottage , 120 Brighton Road, Horsham, West Sussex, RH13 6EY

DESCRIPTION:

Removal of existing garage and car port. Construction of replacement single storey building and single storey link. Provision of vertical tile hanging to part of first floor (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/1622	Removal of existing garage and car port. Construction of replacement single storey building and single storey link. Provision of vertical tile hanging to part of first floor (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan 2019-2036:
Policy HB3: Character of Development
Policy HB4: Design of Development

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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 Design and Conservation – Advice/Modification

Parish Comments:

No objection subject to non-severance condition

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

Policy 34 of the HDPF states that development will be required to reinforce the special character of the District's historic environment through appropriate siting, scale, form and design; make a positive contribution to the character and distinctiveness of the area; and preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Paragraph 212 of the NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 213 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Glen Cottage is a Grade II Listed Building listed on the 26.07.1974, described as:

Probable C17th basically. Timber-framed, 2 storey, approximately square, with hipped roof. On secluded site. S.front tile-hung; other sides weatherboarded (mostly on upper storey) or brick-faced. Large, tall external chimneys on E & W sides (the former with one offset, the latter with 2). 2 casement windows to each floor on N side, nearly symmetrical. Other small casements elsewhere. Hipped bow extension on ground storey to the S , probably early C19th, with french & sash windows. Light, bracketed doorcase on E side, probably late C18th. Modern open-timber gabled porch. 2 storey modern extension to the W.

The application seeks planning for the removal of existing garage and car port. Construction of replacement single storey building and single storey link. Provision of vertical tile hanging to part of first floor (Listed Building Consent).

It is considered that the proposed single storey building, single storey link and provision of vertical tile hanging in their entirety would appear as coherent and sympathetic additions with sufficient separation retained around the extended building and site boundaries. The proposed replacement single storey building and single storey link are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and as such would not harm the character or

appearance of the Grade II Listed Building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Following discussions with HDC's Conservation Officer and the applicant's agent, amended plans have been received. The proposal is therefore considered to be sufficiently sympathetic to the visual amenities of the existing building and wider surrounds so as to prevent any adverse impacts on the Grade II Listed Building and its setting. It is also not considered that the proposal would result in any adverse impacts on the setting of the Grade II Listed Building Glen Cottage or the wider area.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the significance and would preserve the historic interest of the Grade II Listed Building in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **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 windows and external doors.

These drawings must show:

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

ii) Flat roof details including sections through:

- eaves
- junction with eaves of pitched roofs

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).

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved proposed floor plans and elevations plan drawing numbered 1321/07 REV B received 20.12.2024.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The new pitched roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley 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).

5 **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).

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/24/1623
(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 & Floor plan	Existing Floor Plans, Elevations and Section	1321/03	17.10.2024
Layout plan	Existing Site Layout Plan	1321/04	17.10.2024
Elevation & Floor plan	Proposed Floor Plans and Elevations	1321/07 REV B	20.12.2024
Layout plan	Proposed Site Layout	1321/08 REV B	20.12.2024
Location & Block plan	Site Location Plan and Block Plan	1321/09 REV A	24.10.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.01.2025

Authorising Officer sign/initial Tamara Dale Date: 21.01.2025