Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0056
Little Tuckmans Farm , Bar Lane, Southwater, West Sussex, RH13 9DL

DESCRIPTION:

Erection of a single storey side extension (Householder Application).

RELEVANT PLANNING HISTORY:

The application site has an extensive planning history with the 5 most recent applications listed below:

DC/24/0057	Erection of a single storey side extension (Listed Building Consent).	Pending Decision
DC/07/0013	Rear extension and front porch	Application Refused on 14.02.2007
DC/06/3003	First floor rear extension and front porch (Listed Building Consent)	Application Refused on 14.02.2007
DC/06/1488	Demolition of existing stables/outbuilding and erection of replacement garage/home office/poolhouse	Application Permitted on 30.08.2006
DC/06/0478	Detached garage/poolhouse/games room/office	Withdrawn Application on 11.04.2006

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

West Grinstead Parish Neighbourhood Plan (WGPNP) 2019 - 2031:
Chapter 6 – Housing

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Design and Conservation (Initial Response): Objection

The proposed extension is not acceptable as it will harm the special interest of the listed building through a dilution of its traditional built form. The design of the extension is not reflective of, nor does it reinforce the vernacular character of the cottage. A crown flat roof is not a convincing roof form in trying to disguise what is an utilitarian design reminiscent of suburban domestic extensions. Any addition will need to reflect the vernacular roof form that would be expected in this context.

HDC Design and Conservation (Subsequent Response): No Objection

The redesigned extension is reflective of a traditional vernacular form expected in this context. Although it will be a conspicuous addition it will reinforce the character of the listed building.

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

This application is for the erection of a single storey side extension at Little Tuckmans Farm, Bar Lane, Southwater, West Sussex, RH13 9DL. Little Tuckmans Farm is a Grade II Listed Building (indexed 1980, listed entry number: 1026857). Historic England details the property as “C17 or earlier cottage. Two storeys. Three windows. Ground floor red brick, above fishscale tiles. Steep tiled roof. Casement windows”. The included heritage statement goes on to detail that the dwelling was extended in the late 20th century to the north east. Though developed on from its original standing, the dwelling remains “fundamentally typical” of its time and is identifiable as such.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. 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 seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Chapter 6 of the WGNP aims to protect, enhance and sustain the rural character of West Grinstead and its surrounding environment.

The proposed development is for erection of a single storey side extension at Little Tuckmans Farm. The proposed is a modest extension to the eastern side of the dwellinghouse which is created off the 20th century extension. The proposed sits within the 'courtyard' space of the dwelling and has been designed to not project beyond the existing dwelling. The proposed is 5.7m in length with a width of 3.4m. The proposal was redesigned following concerns raised by the HDC Design and Conservation Officer, and now incorporates a roof aspect that forms a sizable hipped roof. This is set down from the main ridge height of the dwelling and has been redesigned in such a way to be more reflective of the vernacular of the Listed Building.

The proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the designated heritage asset, 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.

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 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details: Specifications of external materials and surface finishes.

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 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys & eaves shall be built to reflect traditional detailing including exposed rafter feet, 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**: 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 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).

7 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/0056
(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
Location & Block plan	Location & Block Plan	FE01 REV. A	10.04.2024
Floor plan	Ground Floor & Roof Plan	FE02 REV. B	10.04.2024
Elevation plan	Elevations	FE03 REV. B	10.04.2024
Floor plan	Ground Floor & Topo	EX01	30.01.2024
Floor plan	First Floor	EX02	30.01.2024
Roof plan	Roof Plan	EX03	30.01.2024
Elevation plan	Elevations & Section	EX04	30.01.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 30/04/2024

Authorising Officer sign/initial ..... Date: .....