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Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
Pulborough
West Sussex
RH20 2RF

Application Number: DC/11/2505

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

On behalf of: Mr David Bostock

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of detached stables/stores/games room (part retrospective)

Walden Hall Cowfold Road West Grinstead Horsham

to be carried out in accordance with Application No. DC/11/2505 (as modified by the under-mentioned conditions, if any) submitted to the Council on 08/12/2011 and subject to compliance with the plans/documents and conditions specified hereunder.

ROD BROWN
HEAD OF PLANNING
AND ENVIRONMENTAL SERVICES

Date: 01/02/2012

- 1 The development hereby permitted shall be begun 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.

- 2 The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 3 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Walden Hall.

Reason: The use of this accommodation as an independent unit would be contrary to Policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 4 The stables hereby permitted shall not be used for commercial purposes or in connection with any form of riding establishment.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with policy DC29 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 5 No stable waste shall be burnt on the land.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 6 No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- A. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Reason: For the avoidance of doubt and in the interest of proper planning.

Schedule of plans/documents:

Location Plan Drwg no. 477/08 Received 8 December 11
Block and Site Plan Drwg no. 477/07 Received 8 December 11
Block Plan and Details Drwg no. 477/06 Rev A Received 14 December 11

Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

CP1 CP3 DC1 DC8 DC9 DC28 DC29

Note to Applicant:

You are advised that this permission does not constitute an approval under the Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal does not materially affect the amenities or character of the locality.

N.B. PLANNING APPEAL PROCESS

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at www.planningportal.gov.uk/pcs

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/11/2505
Walden Hall, Cowfold Road, West Grinstead, Horsham

DESCRIPTION:

Erection of detached stables/stores/games room (part retrospective)

SITE AND SURROUNDINGS:

The application site is located outside of the Built up Area. To the south west of the site is a Site of Nature Conservation Importance and to the north west of Ancient Woodland.

The application site is located in a rural area off the A272 in Cowfold. The site is set back and well screened from the road by mature trees. The main house is part brick built and part rendered with timber detailing and a tiled roof. The application site is large with the garden sloping upwards to the rear and terracing having been added to make the garden space usable. The property is surrounded by nature trees to the north, east and west with agricultural land beyond.

Note: It should be noted that the residential curtilage has been amended following discussions with the agent (30/01/2012), so that it is in line with the residential curtilage on DC/11/0132.

RELEVANT PLANNING HISTORY:

DC/11/0132	Proposed three-storey side extension and single storey rear extension	PER
DC/11/1004	Proposed entrance gates/wall with alterations to existing vehicular access	REF
DC/11/2318	Proposed entrance gates/wall with alterations to existing vehicular access	PER

RELEVANT PLANNING POLICIES:

Local Development Framework (Core Strategy 2007) – CP1 and CP3
Local Development Framework (GDGP 2007) – DC1, DC8, DC9, DC28, DC29

REPRESENTATIONS AND CONSULTATION RESPONSES:

West Grinstead Parish Council: No Objection

MEMBER COMMENTS:

No member comments received

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area
- The existing trees
- The quality of the resulting residential environment for future occupiers

PLANNING ASSESSMENT:

This is a part retrospective application for the erection of a detached stable/ store/ games room. At the time of the site visit a substantial proportion of the building had already been constructed. The building measures approximately 16metres by 6metres and reaches a maximum height of 6.3metres. The building would be used for pool plant/ garden store, two stables and a tractor store/workshop. In the roof space there would be a games room with separate shower/ toilet, the roof space would be accessed by an external staircase and there would be six roof lights on the rear and two on the front of the structure. The building would be clad in timber boarding with a plain tile roof to match the main dwelling house.

The site itself is located on a slope and to the rear of the building is a large retaining wall which has been built to create terraces to make the garden space more usable, this means that the roof level at the rear is in line with the higher garden level. It is acknowledged that the outbuilding is relatively large; however from the block plan submitted it appears that a number of existing outbuildings have been demolished and that the proposed building would replace these, although there is no indication from the information submitted as to the height/ use of these outbuildings.

The design of the outbuilding is relatively in keeping with the main dwelling and the style of the outbuilding is what would typically be expected in rural locations. In addition to this the outbuilding is located close to the main dwelling house meaning that the built form on the site is relatively compact and provided that the building remains ancillary it is considered acceptable.

The addition of solar panels on the south roof slope is considered acceptable as they are not overly intrusive and do not create any overshadowing.

The area close to the site is sparsely populated and there are no properties in close proximity to the application site. As a result it is considered that the proposal would be unlikely to have an adverse impact on the amenity of neighbouring properties in terms of overlooking and overshadowing.

In terms of the impact on the street scene and the wider area, the property is well set back from the road and the detached outbuilding is only partially visible from the road and is relatively well screened within the surrounding landscape by the mature trees on the north, east and west elevations although the structure would be more visible during winter months. As a result it is considered that the proposal in terms of the impact on the street scene and wider area is acceptable in this regard.

Overall, the proposed outbuilding is acceptable. The outbuilding is relatively well screened within the wider landscape and would not have an adverse impact on the amenity of the occupiers of neighbouring properties. Whilst there are some reservations over the size of the outbuilding, it is considered to be in keeping and typical in style of outbuildings. On balance the proposed outbuilding is considered acceptable.

RECOMMENDATION:

That planning permission is approved

1. A2: Full Permission (3 Years)
2. M6: Prescribed materials
3. J3: Ancillary Residential Accommodation

The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Walden Hall

Reason: The use of this accommodation as an independent unit would be contrary to Policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007)

4. J7(a) Stables
5. J7(b) Stables
6. D10 Floodlighting

REASONS FOR RECOMMENDATION:

ICAB2B: The proposal does not materially affect the amenities or character of the locality

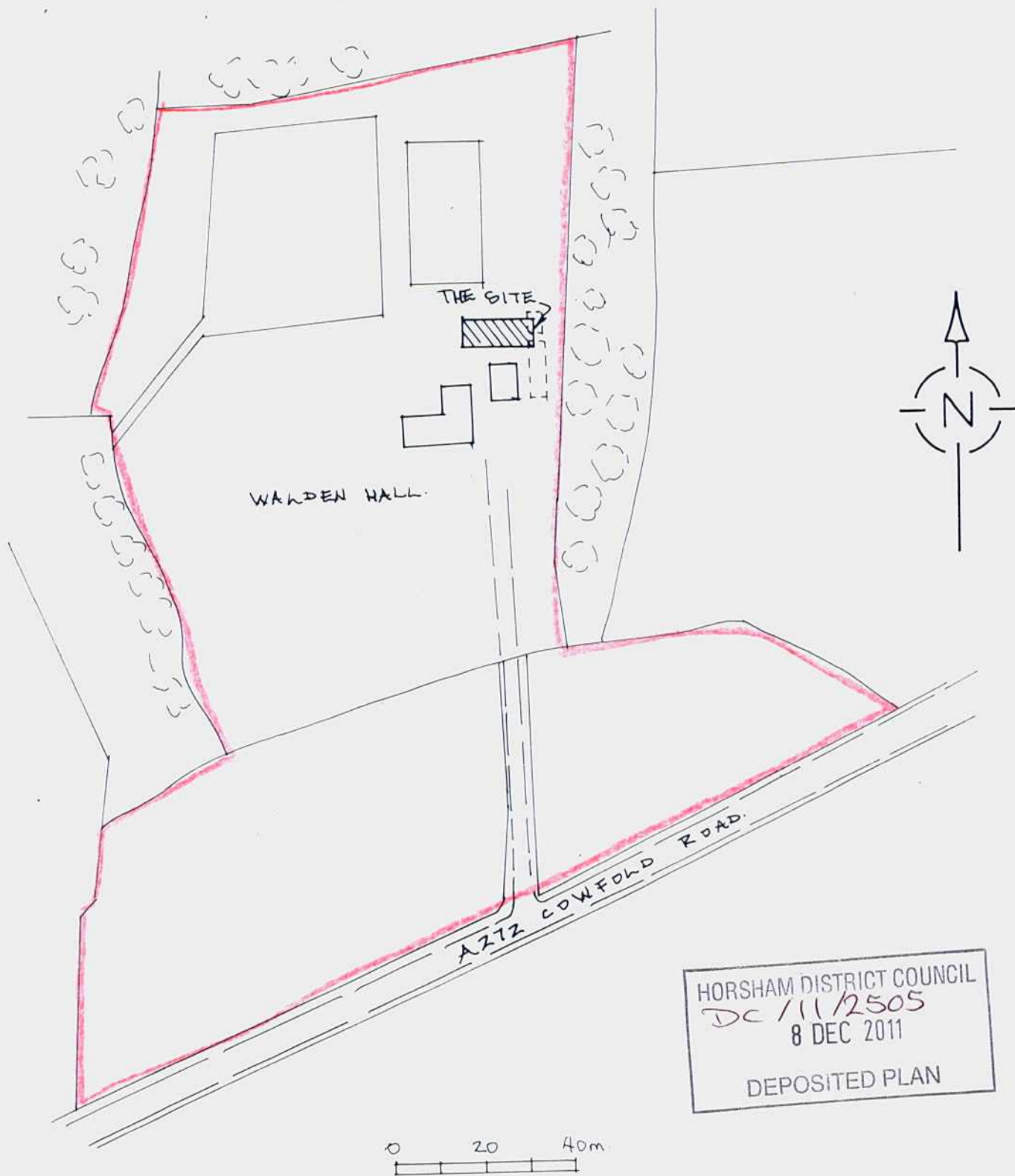
IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

No

DELEGATED

Case Officer sign/initial EG Date: 30/01/2012

Authorising Officer sign/initial GP Date: 1/2/2012



HORSHAM DISTRICT COUNCIL
DC/11/2505
8 DEC 2011
DEPOSITED PLAN

Walden Hall
A272 Cowfold Road
West Grinstead
Scale 1:1250
Drng no 477/08

Existing retaining wall

0 10m

Scale bar 1:100

Garden level

Retaining wall
beyond

west elevation

Garden level

Retaining
wall beyond

north elevation

store

garage

Walden
Hall

GROUND FLOOR

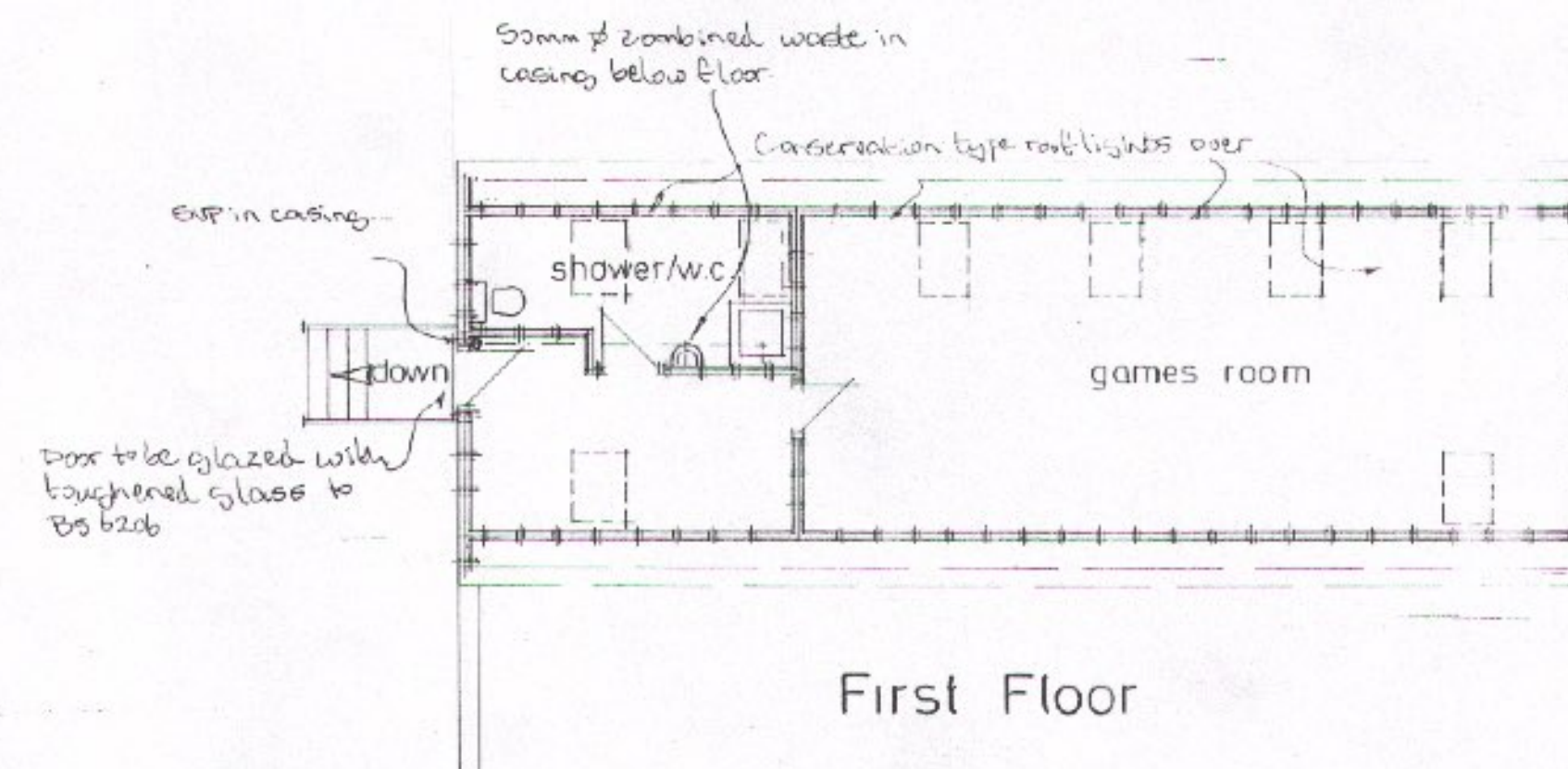
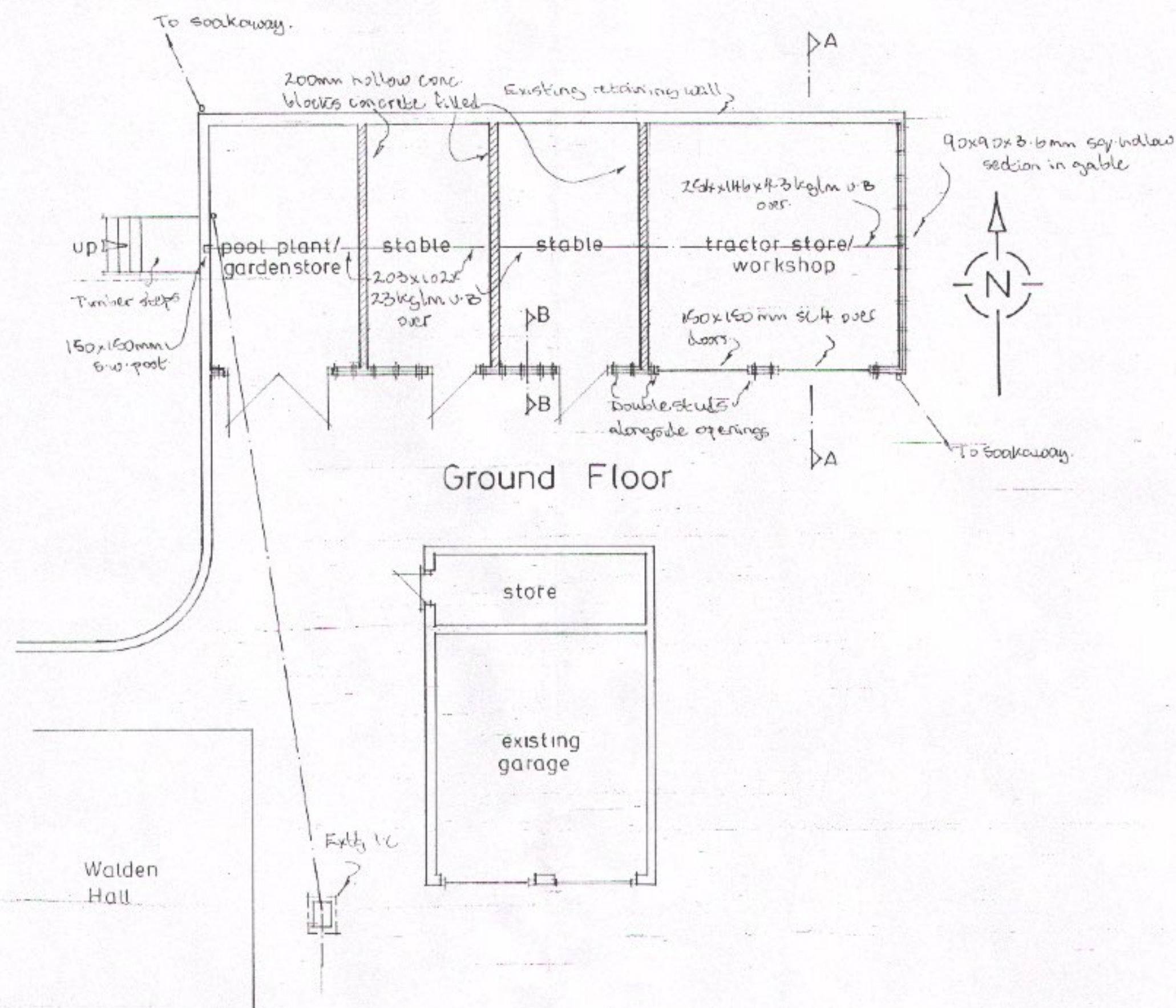
HORSHAM DISTRICT COUNCIL
DC /11/2505
8 DEC 2011
DEPOSITED PLAN

south elevation

east elevation

Existing Layout
Walden Hall
Cowfold Road
West Grinstead
Scale 1:100
Drng no 477/07

A3

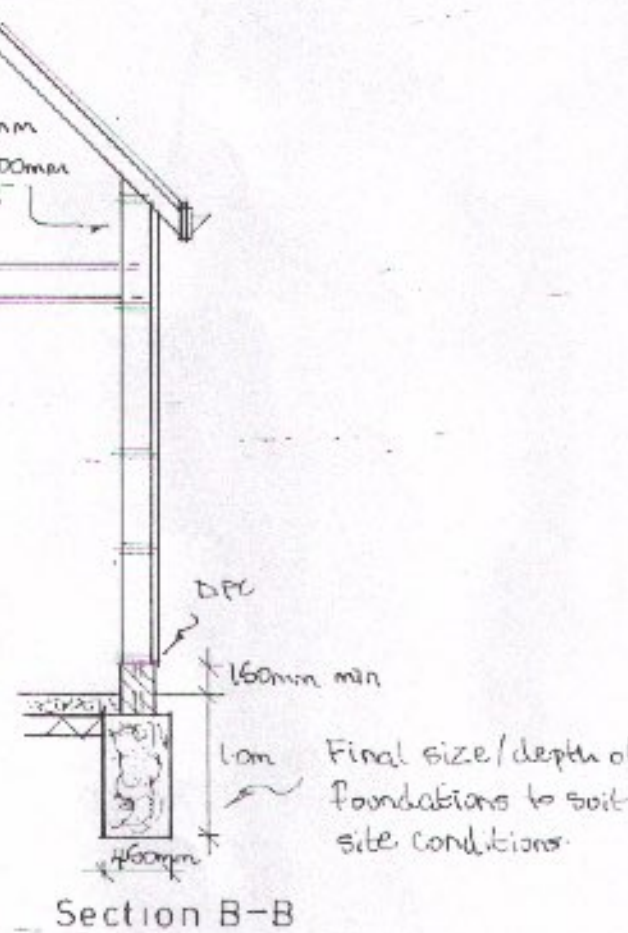
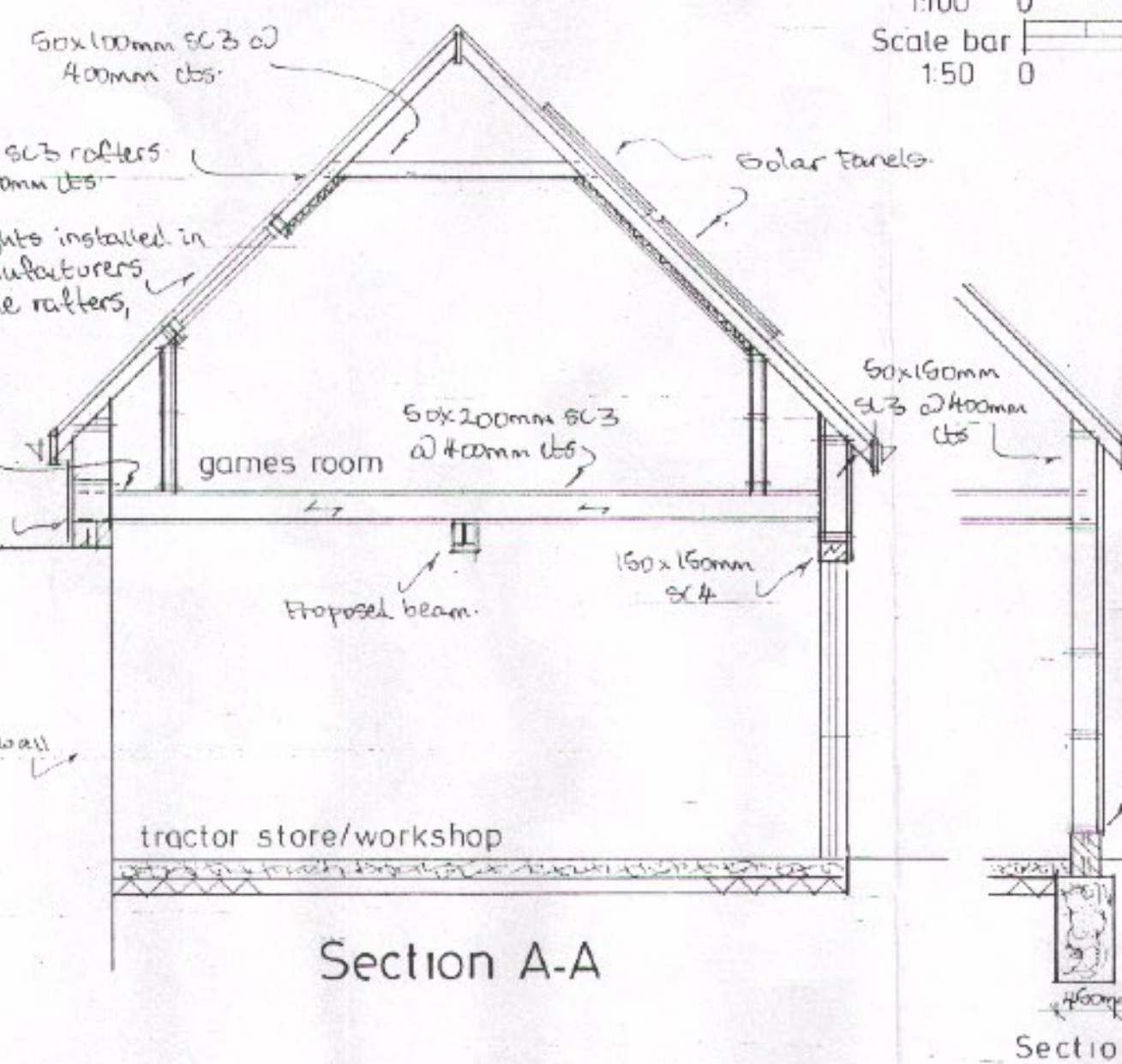
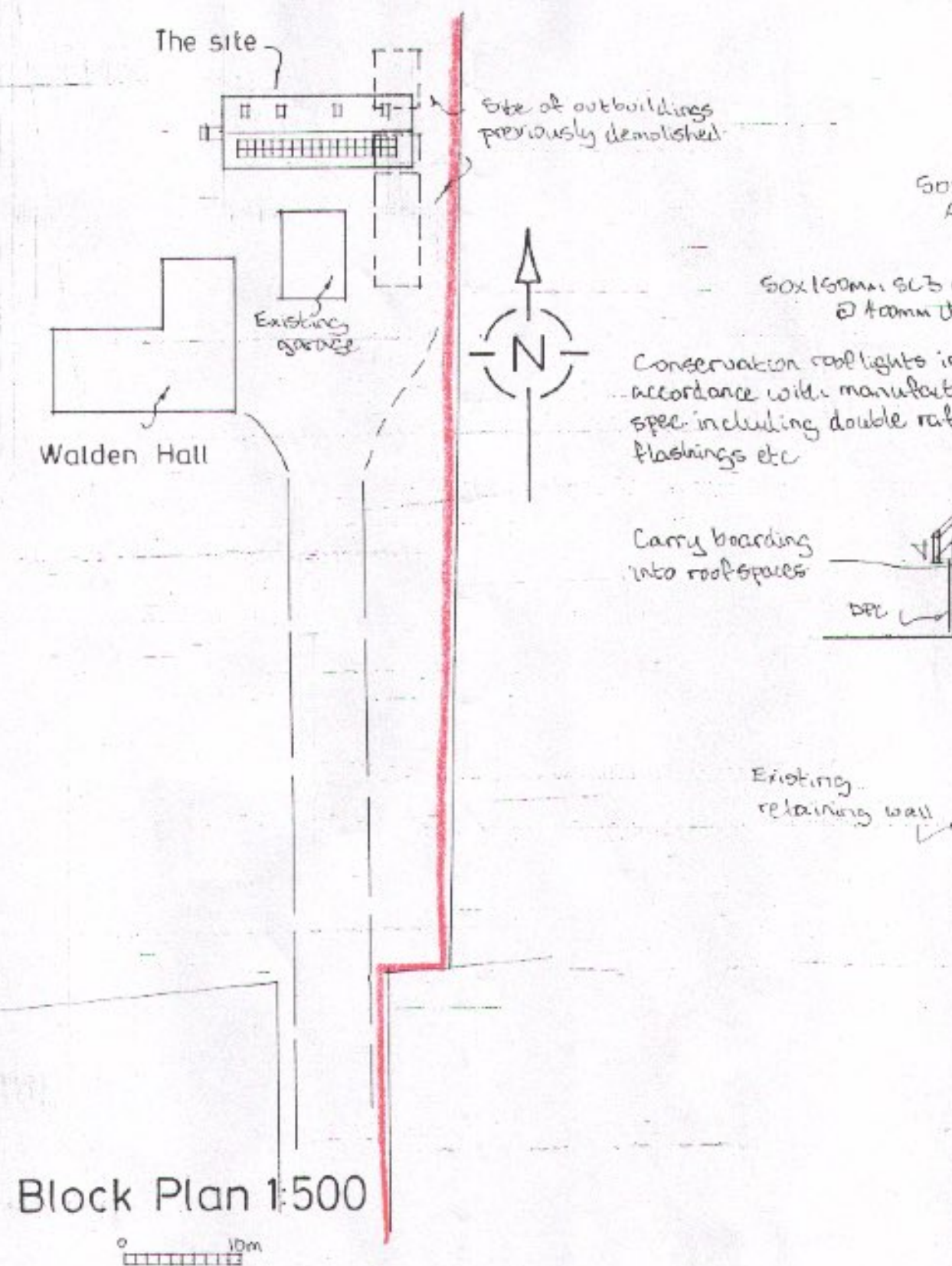
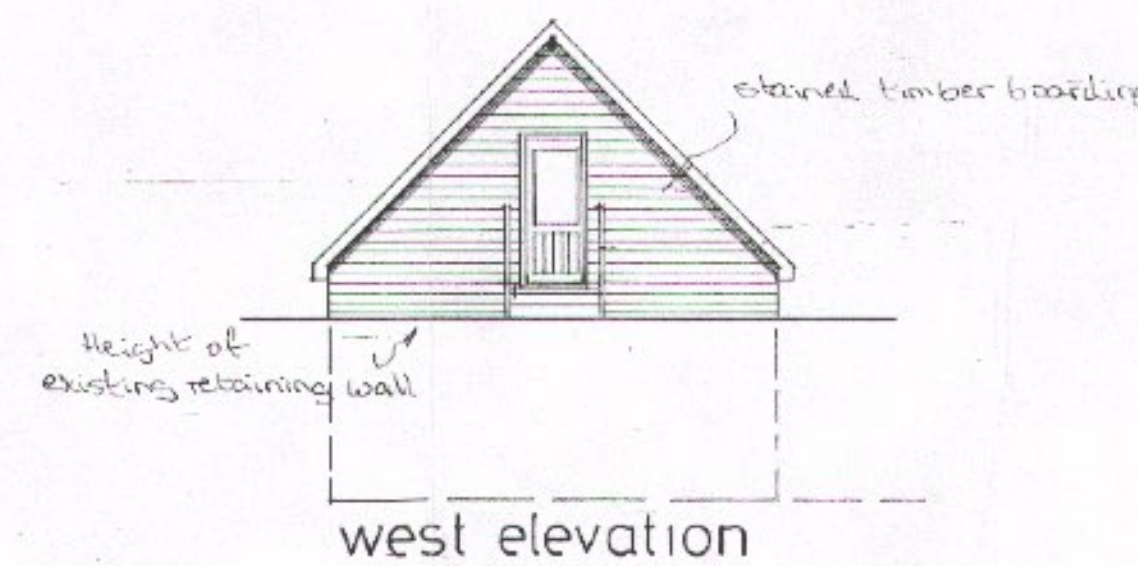


Stairs:-
Rise 190mm, going 225mm (To be measured on site prior to fabrication of stairs) Max pitch 42°. 900mm high balustrade/handrail (1100mm high to landing) with vertical, unclimbable, balusters with max 99mm gapping. No openings in risers to exceed 99mm.

Ventilation:-
Operable windows to be installed in excess of 1/20th floor area. Shower/w.c. to have mechanical vent ducted to external air to provide min 30 litres/sec extraction with 15 minute over-run. Extract to be connected to light switch. Each room to have min 3000mm² night vent.

Electrical:-
Electrical installations to be designed, installed, tested and certified to BS 7671 by a suitably qualified person with copy of certificate being made available for the Local Authority. 70% of all new lighting to be low-energy type with fittings only capable of accepting bulbs having a luminous efficacy greater than 60 lumens per circuit-watt.

General:-
Rooflights & door to have double glazing with min 16mm air cavity and low-emissivity glass to provide a U-value of 1.6 W/m² K. New steel beams to be encased with 2 no layers 12.5mm plasterboard nailed to timber cradles (including steel column in end gable).



Roof:-
Plain tiles on 14x50mm s/w treated battens on 'Tyvek' permeable sarking on 60x150mm s/c 3 rafters at 400mm cts. Rafters infilled with 12mm 'Celotex' Gk 3000Z and underlaid with 12mm 'Celotex' and 12.5mm plasterboard with skim plaster finish. 60x150mm s/c 3 ceiling joists at 400mm cts infilled with 150mm 'Celotex' Gk 3000Z & underlaid with 12.5mm plasterboard with skim plaster finish. Roof strapped to walls with 30x5mm m.s. straps at 2.0m cts. Straps to be taken across min 3rd joists where joists run parallel with walls. Provide solid noggings between joists at strap positions. S/w fascia with 100mm pvc gutter and 15mm downpipes.

Walls:-
External walls of 60x150mm s/c 3 studs at 400mm cts with 60x150mm head and sole plates & solid noggings at 1/3 height. Internal wall & external low level walls of 200mm hollow concrete blockwork with concrete-filled voids. External walls clad with stained timber boarding on 20x30mm s/w treated vertical battens. Timber external walls to have 'Tyvek' permeable sarking behind cladding/battens. Internal walls to be 60x100mm s/c 3 studs at 400mm cts with 60x100mm head & sole plates and solid noggings at 1/3 height. Studs adjacent to roof spaces (and external studs to gables) to be infilled with 100mm 'Celotex' Gk 3000Z and to have internal lining of 12mm 'Celotex'. Walls to be faced internally with 12.5mm plasterboard with skim plaster finish. Provide double floor joists beneath stud walls where running parallel.

First Floor:-
15mm tgg flooring grade chipboard on 60x200mm s/c 3 joists at 400mm cts infilled with 200mm fibreglass and underlaid with 500g polythene and 12.5mm plasterboard or 6mm masterboard. Provide solid noggings between joists at strap positions. Floor strapped to walls with 30x5mm m.s. straps at 2.0m cts. Straps to be taken across min 3rd joists where joists run parallel with walls. Provide solid noggings between joists at strap positions.

Ground Floor:-
100mm concrete on min 150mm well consolidated hardcore.

Drainage:-
100mm Ø s/w taken up in skirting to terminate 900mm above rooflight heads. Long radius bend at foot of s/w. 100mm Ø PVC drains at 1.40 fall laid & surrounded in pea beach with 50mm concrete cover. 32mm Ø shower waste, 32mm Ø basin waste connected to s/w via 50mm Ø combined waste below floor. All wastes to have 76mm deep anti-vac bottle traps & s/wing eyes at changes of direction. All plumbing to be to BS 1554. Rainwater to be taken to min 2.0 to 3.0 m soakaway min 5m from any building via pipes as noted above. If existing s/w is found within 5m of new building then direct existing s/w runs to new s/w position via pipes as noted above.

A	13/12/11	Rooflights Revised	Revisions
Date			
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AMENDED

PLANNING
14 DEC 2011
RECEIVED
DC/11/2505

Client
Mr & Mrs D. Bostock

Job Title
Proposed Detached
Stables/ Stores/
Games Room.

Drawing Title
Walden Hall,
A272 Cowfold Road,
West Grinstead

Scale 1:100 1:50

Date Drawn by

Drg No. 477/06 Rev. A



**Horsham
District
Council**

serving our towns and villages

**Park North, North Street, Horsham,
West Sussex, RH12 1RL**
Tel: (01403) 215100 Fax: (01403) 215198
(Calls may be recorded)

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Jon Andrews Ltd
Chilcote
Threals Lane
West Chiltington
Pulborough
West Sussex
RH20 2RF

Application Number: DC/12/0904

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

On behalf of: Mr David Bostock

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Minor material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevations and addition of raised deck to east elevation

Walden Hall Cowfold Road West Grinstead Horsham West Sussex RH13 8LY

to be carried out in accordance with Application No. DC/12/0904 (as modified by the under-mentioned conditions, if any) submitted to the Council on 10/05/2012 and subject to compliance with the plans/documents and conditions specified hereunder.

ROD BROWN
HEAD OF PLANNING
AND ENVIRONMENTAL SERVICES

Date: 02/07/2012

- 1 The works for which planning permission is hereby granted must be begun not later than 31st January 2015.

Reason: To be consistent with the original permission; to comply with Section 91 of the Town and Country Planning Act and to reflect the special circumstances relating to this proposal.

- A. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Reason: For the avoidance of doubt and in the interest of proper planning.

Schedule of plans/documents:

Location Plan Drwg no. 477/08 Received 28 June 12

Block Plan and Details Drwg no. 477/06 Rev D Received 28 June 12

Note to Applicant:

This decision notice describes the new permission including all the conditions pertaining to it. However, it does not vary the time limit for implementation, this must be consistent with the original permission.

Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the South East Plan/Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

CP1 CP3 DC1 DC8 DC9 DC28 DC29

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal does not materially affect the amenities or character of the locality.

N.B. PLANNING APPEAL PROCESS

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at www.planningportal.gov.uk/pcs

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/12/0904
Walden Hall, Cowfold Road, West Grinstead, Horsham

DESCRIPTION:

Minor material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevations and addition of raised deck to east elevation

SITE AND SURROUNDINGS:

The application site is located outside of the Built up Area. To the south west of the site is a Site of Nature Conservation Importance and to the north west of Ancient Woodland.

The application site is located in a rural area off the A272 in Cowfold. The site is set back and well screened from the road by mature trees. The main house is part brick built and part rendered with timber detailing and a tiled roof. The application site is large with the garden sloping upwards to the rear and terracing having been added to make the garden space usable. The property is surrounded by nature trees to the north, east and west with agricultural land beyond.

RELEVANT PLANNING HISTORY:

DC/11/0132	Proposed three-storey side extension and single storey rear extension	PER
DC/11/1004	Proposed entrance gates/wall with alterations to existing vehicular access	REF
DC/11/2318	Proposed entrance gates/wall with alterations to existing vehicular access	PER
DC/11/2505	Erection of detached stables/stores/games room (part retrospective)	PER
DC/12/0602	Non material amendment to previous permission DC/11/0132 (Proposed three-storey side extension and single storey rear extension) to include enlargement of proposed single storey rear extension.	REF
DC/12/0603	Non material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevation and addition of raised deck to east elevation	REF
DC/12/0904	Minor material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevations and addition of raised deck to east elevation	PCO
DC/12/0908	Erection of 2 No. earth bunds	PCO
DC/12/0976	Minor material amendments to previous permission DC/11/0132 (Proposed three-storey side extension and single storey rear extension) to include enlargement of proposed single storey rear extension	PCO

RELEVANT PLANNING POLICIES:

Local Development Framework (Core Strategy 2007) – CP1 and CP3
Local Development Framework (GDGP 2007) – DC1, DC8, DC9, DC28, DC29

REPRESENTATIONS AND CONSULTATION RESPONSES:

West Grinstead Parish Council: No Objections

Neighbour Comments: None Received

MEMBER COMMENTS:

No member comments received

HUMAN RIGHTS:

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES:

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area
- The existing trees
- The quality of the resulting residential environment for future occupiers

PLANNING ASSESSMENT:

The proposed minor-material amendment seeks to erect a timber decking measuring 3.5metres by 8.5metres to the east elevation of the existing building. The decking would be accessed from double doors on the east elevation and would have steps onto the garden area. The second element of the proposal seeks to amend the west elevation; this would involve the introduction of a window above the door and changes to the staircase so that they would turn 90degrees and allow access down to the south and north elevation. It is also noted that fewer solar panels have been put on the building than the originally approved plans.

The plans have been amended during the course of the application, to reduce the size of the decking area on the east elevation. Whilst the proposal would result in a larger footprint of the overall building, given the levels of the site it is not considered that the proposed decking area would have a significant impact on the character of the building. In addition to this the proposed amendments to the west elevation are considered acceptable.

Overall it is not considered that the proposed changes to the outbuilding would have a significant impact on the character of the building or the wider landscape. The proposal is therefore considered acceptable and it is recommended that the minor-material amendment is permitted.

RECOMMENDATION:

Permit

1. A8: Minor Material Amendment Time Scale (31 January 2015)

Note to Applicant:

This decision notice describes the new permission including all the conditions pertaining to it. However, it does not vary the time limit for implementation; this must be consistent with the original permission.

REASONS FOR RECOMMENDATION:

ICAB2B: The proposal does not materially affect the amenities or character of the locality

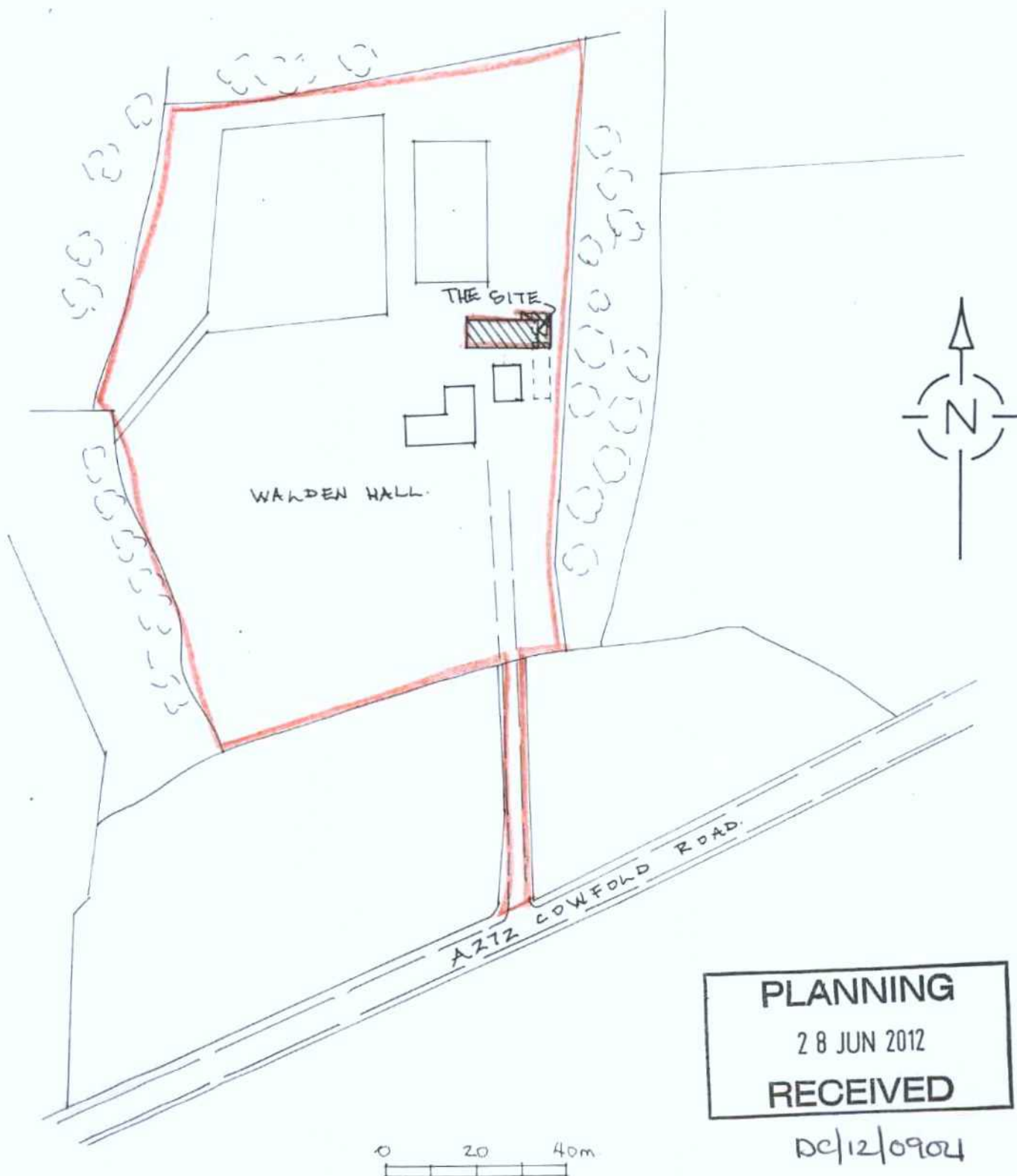
IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

No

DELEGATED

Case Officer sign/initial EG Date: 02/07/12.

Authorising Officer sign/initial GP Date: 2/7/2012



PLANNING

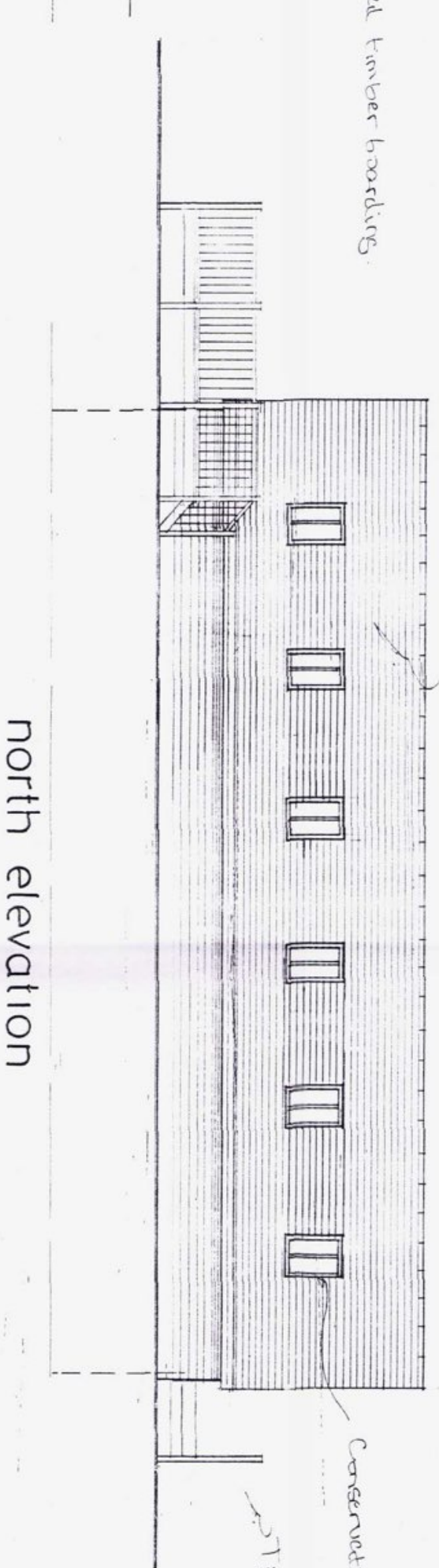
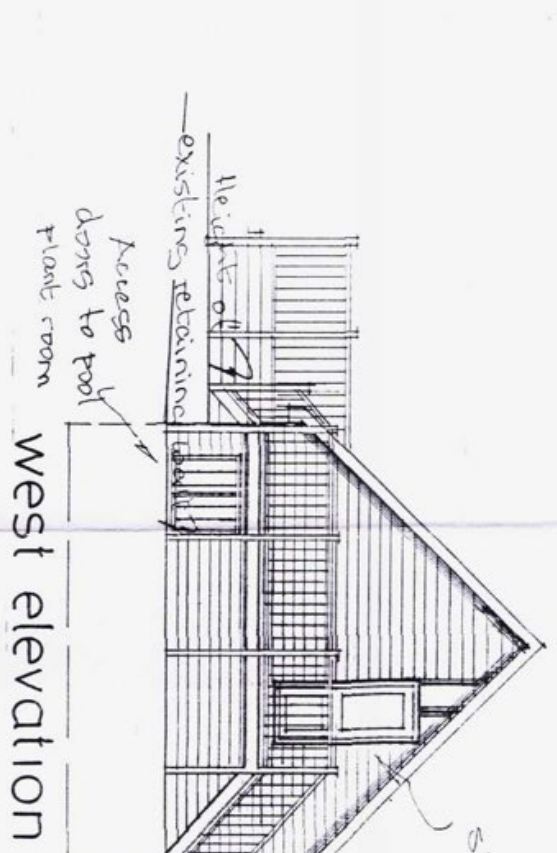
28 JUN 2012

RECEIVED

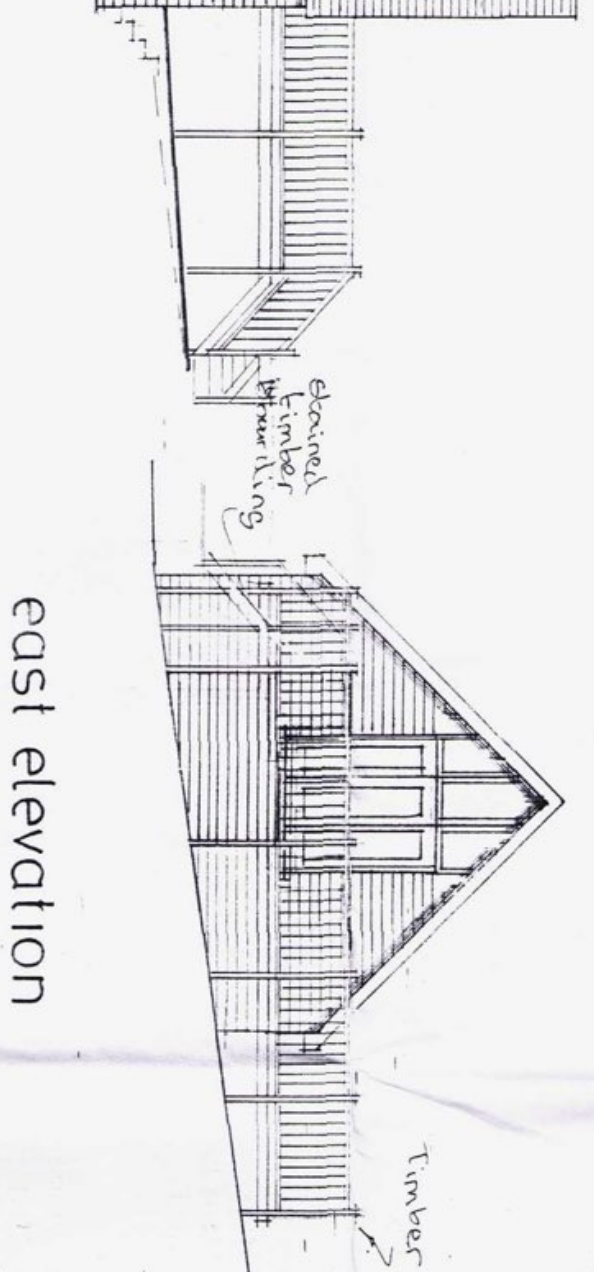
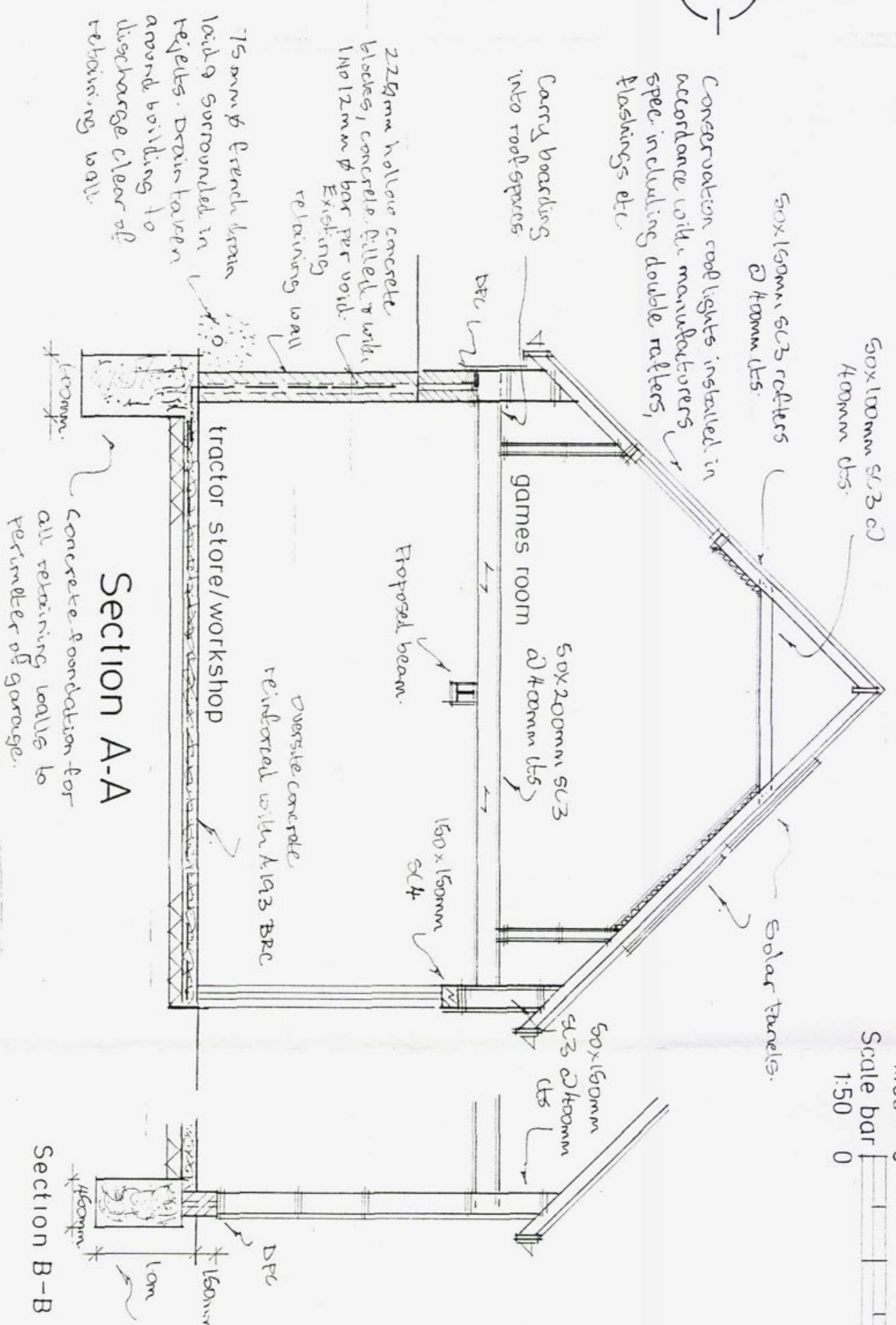
DC/12/0904

AMENDED

Walden Hall
A272 Cowfold Road
West Grinstead
Scale 1:1250
Drng no 477/08



General—
Rooflights & cladding have double glazing with inner brown air cavity and low-emissivity glass to provide a U value of 1.6 W/m² °C. Metal steel beams to be encased with two layers 12.5 mm plasterboard, nailed to timber cross-lis (including steel columns in end gable).



north elevation

north elevation

2

2

Notes:— External walls of boxroom 5/3 studs @ 40mm tps with, boxroom head and sole plates 2x12 negyings @ 78 height. Internal wall & external low level walls of 2room lobby concrete blockwork with concrete filled voids. External walls clad with, standard timber boarding on 25x25mm 5/2x treated vertical battens. Timber external louie to have 7/12x1 permeable soaking behind cladding/battens. Internal walls to be 50x100mm to have 7/12x1 permeable U.S. 100x20x100mm head & sole plates and solid negyings @ 78 height. Studs adjacent to roof space (and external cladding to gables) to be filled with 100mm Dens-Gel 5002 and to have internal lining of 12mm Celotex. Wallies to be fixed internally with 12.5mm plasterboard with skin plaster finish. Provide double floor joists between stud walls where running parallel.

First Floor:-
19.0mm thick flooring grade chipboard on 50 x 200mm S.C. joists @ 400mm c/s infilled with 200mm fibreboard and plasterboard with 500g pigment and 12.5mm plasterboard or 6mm moisturebar. Flexible solid ingoings between joists at sleep positions. Floor strips to walls with 35 x 5mm solid S.C. strips @ 2.0m c/s. Straps to be lapped across min 300 joints before joists are covered with wall's flexible solid ingoings between joists at sleep positions.

Second Floor:-
100mm concrete on min 150mm well consolidated hardcore.

brassage—
 10 m of silt taken up in sledding to terminate 40 m above reef light—trawls long rods
 lead of foot of silt 10 m in vic of drums 2 to 4 ft tall laid & surrounded in sea beach
 with 50 m concrete cone 35 m in diameter inside 32 m of basin concrete coned to
 50 m 50 m & 5 m high 100 ft below 10 m top All lengths to have 10 m deep out vic
 bottle traps & rolling pipes of changing size of size 10 m All plumbing to be to BS EN 1205.
 Rainwater to be from 2.0 to 3 m. size 10 m. size 10 m. size 10 m. size 10 m. size 10 m.
 Pits are noted above. If existing 50 m is found within 50 m of new building then divert existing
 pits to new 50 m position. New pits are noted above.

AMENDED

Job Title	
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Walden Hall,
A272 Cowfold Road,
West Grinstead

Scale 1:100 1:50

Date _____

Orig. No. 477106