Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1983
Smithy House, Stane Street, Five Oaks, West Sussex, RH14 9AZ

DESCRIPTION:
Demolition of front Porch and erection of replacement. Erection of part single/part two storey rear extension (Householder)

RELEVANT PLANNING HISTORY:

DC/24/1984	Demolition of front Porch and erection of replacement. Erection of part single/part two storey rear extension (Listed Building Consent)	Pending Consideration
BL/88/77	Porch (From old Planning History)	Application Permitted on 24.01.1978
BL/142/73	Build dining rooms, kitchen with bedrooms over and bathroom with new d rainage 1 & 2 smithy cottages Comment: And b.regs (From old Planning History)	Application Permitted on 08.01.1974
BL/98/63	Proposed erection of shed for farm implements or garage for cars near no 2 smith cottage Comment: And b.regs (From old Planning History)	Application Permitted on 15.11.1963

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 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 PILL 2 – Housing Design and Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Design Statement for the Parish of Billingshurst

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.

HDC Conservation: No Objection:-

Smithy House is described as a seventeenth century timber framed building but has been clearly altered and extended in the last hundred years or so. Despite this it retains a clear historic character and the existing rear wing is well proportioned and detailed. The proposals to further extend the property will not interfere with an understanding or appreciation of the special interest of the listed building. The internal alterations will not harm the special interest and are also acceptable.

The proposed extensions and alterations will not harm the special interest of the listed building.

Conditions are recommended.

Parish Comments:

Billingshurst Parish Council has no objection to this proposal.

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:

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 states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy BILL 2 of the BPNP outlines the guidance for housing developments within the Billingshurst Parish Neighbourhood Planning area to incorporate appropriate design and character.

The proposed development is for the demolition of existing front porch and erection of replacement, as well as the erection of a part single, part two storey rear extension at the large two storey detached dwelling of Smithy House, Stane Street, Five Oaks, RH14 9AZ. This application and its associated Listed Building Consent DC/24/1984 were submitted under the recommendations of the previously sought Pre-application Advice (ref: PE/24/0200).

The site is located in the countryside outside of any built-up area, however it forms part of an established built environment of Five Oaks, a small cluster of residential and commercial development. The dwellinghouse of Smithy House is a Grade II Listed Building first listed as The Smithy Cottage in 1980 (List Entry Number: 1286398).

Proposed front porch

The proposed front porch would consist of a pitched roof, replacing the existing front porch erected under approved planning application BL/88/77. The depth of the proposed porch would be similar to that of the existing porch; however it would be wider than the existing porch with a width of approximately 3.15 metres. Such increase in width is considered acceptable, and the pitched roof nature is also considered sympathetic to the character and appearance of the host dwelling.

The proposed front porch is considered acceptable as it would be of an appropriate scale, and would appear subservient to the host dwelling.

Proposed rear extension

The proposed pitched roof rear extension would appear large in scale. It would be approximately 6 metres high with a depth of approximately 6.7 metres. Situating adjacent to the large two-storey rear extension was erected under approved planning application BL/142/73, the proposed rear extension in this proposal would be set back from both the rear and side elevations of the existing dwellinghouse, and the ridge height would also be approximately 1.4 metres lower than the existing dwellinghouse.

Despite its size, the proposed rear extension is considered to be in keeping with the scale and character of the existing dwellinghouse. It is considered to be proportionate to the size of the existing dwelling, which would not appear unduly dominant. The proposed design of the rear extension would also be sympathetic to the character and appearance of the host dwelling, and is therefore considered acceptable.

Proposed fenestration and external materials

Rooflights would be installed on both sides of the roof of the proposed rear extension, and there would be full-length windows covering almost the entire rear elevation of the proposed rear extension, maximising natural lighting.

An additional side window would also be installed to the northern side elevation of the dwellinghouse to allow ventilation and natural lighting into the proposed first floor bathroom. A large window would also be installed in the south elevation of the proposed porch.

According to the proposed elevations, the proposed external materials appear to match that of existing. Conditions will be imposed to ensure all proposed fenestration and external materials would preserve the special architectural and historic interest of the listed building.

The proposed development is considered to be of a design, form and scale appropriate to the character and appearance of the existing dwelling, a Grade II Listed Building, which would not harm the character of the countryside and 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.

With established hedgerows and existing first floor side windows, this proposed development would not result in an unacceptable harm to neighbouring amenity through overlooking.

Even though the proposed rear extension is large, its siting and layout, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. The proposed replacement porch are also considered acceptable.

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 193 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 **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 scale not smaller than 1:5 fully describing:
   i) new and replacement windows, external doors.
   These drawings must show:
   - materials
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, etc
   - method of opening
   - method of glazing
   ii) Roof details including sections through:
   - roof ridge
   - valleys including junction with existing south elevation of west wing
   - eaves
   - verges

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

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

d) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As the 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 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).

5 **Regulatory Condition**: No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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**: 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).

7 **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/24/1983

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		J004492 - 000 rev A REV 005	03.01.2025
Elevation & Floor plan	Existing and Section	J004492 - 001 REV 003	20.12.2024
Elevation & Floor plan	Proposed and 3d render	J004492 - 101 rev A REV 005	20.12.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 21.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.02.2025