Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0777
The Coach House, 1 Hernbrook Drive, Horsham, West Sussex, RH13 6EW

DESCRIPTION:

Erection of a first-floor south side extension over existing ground floor pitched/flat roof residential building.

RELEVANT PLANNING HISTORY:

DC/21/1435	Erection of a two-storey rear extension and associated alterations.	Application Permitted on 21.09.2021.
DC/20/1305	Erection of a two-storey rear extension	Application Permitted on 16.09.2020.
DC/19/1201	Erection of a two-storey rear extension including dormer / roof windows and balcony.	Application Refused on 06.08.2019.
DC/10/1455	Enlargement of existing bedroom and addition of 1 en-suite by constructing a second storey onto the footprint of the extension permitted under DC/10/1387 (Replacement of a single storey extension with a larger one incorporating 1 bedroom and 2 en-suites, conversion of an adjoining existing room to a bedroom, change of use of these rooms from residential-to-residential care home) and addition of a gabled dormer at east side of this room. Replacement of the central west facing bedroom window with a French door and balcony.	Application Refused on 14.09.2010.
DC/09/1387	Replacement of a single storey extension with a larger one incorporating 1 bedroom and 2 en-suites, conversion of an adjoining existing room to a bedroom, change of use of these rooms from residential-to-residential care home	Application Permitted on 06.10.2009.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

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

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation: Advice: -

The historic OS maps identify the current Coach House as being part of the wider estate of Hernbrook. The original mansion house was demolished in the 1950's following the development of Hernbrook Drive, leaving only The Coach House remaining. It would therefore be suggested that any extension should reflect and retain the Victorian character and scale of The Coach House enabling an understanding of its former use and association with the lost estate.

The Coach House is situated to the south east of Old Timbers a Grade II listed Building. Due to the juxtaposition of The Coach House and Old Timbers it would not be considered that the proposed extension would result in additional harm to the setting of Old Timbers. No objection would therefore be raised in this respect.

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:

One representation received which objected to the proposal:

- New windows will look directly into bedroom and siting room.
- Expanding accommodation within the building.
- Is there extra parking provided?

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 supplied by the agent.

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.

The Coach House, 1 Hernbrook Drive, comprises a large two-storey, Mock Tudor detailing at first floor level and stone cladding at ground floor level. The Coach House occupies a corner plot with Sandeman Way and is situated within the built-up area of Horsham. The building, with tall gables and decorative detailing, dominates the eastern end of Hernbrook Drive, in terms of both its height and size, and is a multi-generational family home, as the residential care home ceased trading in 2021.

Planning permission was granted for a two-storey rear extension in 2021 (ref: DC/21/1435), this has not been implemented, but permission still remains extant.

The application proposes to erect a first-floor south side extension which would be situated over the existing ground floor pitched/flat roof. The development would use materials that would match those on the existing building, to retain the existing character and appearance, as this is of significant heritage value. The proposal would replicate the scale and design of the existing roof, ensuring the ridge, eaves and roof slope would match. The proposed dormers would also match those on the existing building. While the resultant building would be of significant scale, the curtilage is of sufficient size to accommodate the proposed extension. The first-floor extension would sit on the existing built footprint but would be set back on the southern elevation to increase the distance to the curtilage boundary and reduce impact on neighbours to the south. There is significant soft boundary treatment, in the form of hedging, on the eastern boundary with Sandeman Way and along the boundary to the north with Hernbrook Drive. The soft boundary treatment helps to reduce visibility of the dwelling from the surrounding street scene.

The proposal would be a 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 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.

While the objection is acknowledged, it is considered that there would be sufficient distance retained between surrounding dwellings, with a distance of approximately 30m to dwellings opposite the site on Sandeman Way. 1 Sandeman Way, located next to the site, would have a smaller distance of approximately 5m, but this would be expected within an established residential area such as this. The Coach House is orientated at an angle, which ensures that there would be limited impact regarding overlooking. No windows are proposed on the southern elevation, and there are also no windows on the side elevation of 1 Sandeman Way.

Therefore, there are not considered to be any harmful impacts on surrounding dwellings along both Hernbrook Drive and Sandeman Way given the design and positioning of the development and the sufficient distances retained to the surrounding properties. It is therefore 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.

Impact on Heritage

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric, and materials.

While The Coach House itself is not a listed building or within a conservation area, the building is considered to have heritage value as it has been identified as being part of the wider estate of Hernbrook. The Coach House is also located to the south east of a Grade II listed building, Old Timbers. The proposed extension would be situated towards the southern boundary of the site, away from the listed building. The HDC Conservation Officer considered that due to the juxtaposition of The Coach House and Old Timbers that the proposed extension would not result in additional harm to the setting of Old Timbers, and no objection would be raised.

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 **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/24/0777
(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 plan		NONE	20.05.2024
Elevation plan	Proposed Elevations Rear & Side	NONE	20.05.2024
Elevation plan	Proposed Elevations Front & Side	NONE	20.05.2024
Floor plan	Floor Plans	Draft 2	20.05.2024
Block plan		NONE	20.05.2024
Floor plan	Existing Plans	2019/101 -	09.08.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.08.2024

Authorising Officer sign/initial Tamara Dale Date: 20.08.2024