Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1453
Random Cottage, Gay Street, Pulborough, West Sussex, RH20 2HH

DESCRIPTION:
Demolition of the glazed roof open link structure. Erection of a single storey link extension. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/21/2650	Demolition of two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building (Householder Application)	Application Permitted on 10.02.2022
DC/21/2651	Demolition of two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building. (Listed Building Consent)	Application Permitted on 10.02.2022
DC/24/1454	Demolition of the glazed roof open link structure. Erection of a single storey link extension and a first floor roof extension with new dormer window. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Listed Building Consent).	Under Consideration

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Neighbourhood Plan:
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but which could not proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. To unlock the Neighbourhood Plan, further work was commissioned to address the issue of water neutrality, with a Decision Statement now issued recommending the plan proceed to Referendum, details of which are not yet available. The following policies are of relevance to the current proposal: -

Policy 1 – A Spatial Plan for the Parish
Policy 15 - Design

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 Conservation Officer: No Objection following amended plans to exclude the previously proposed first floor roof extension and new dormer window.

HDC Arboriculture: No Objection.

WSCC Highways: No Objection, informative advised.

WSCC Public Rights of Way: Advice/No Objection.

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. The Committee recommended that the erection of the single storey link extension elevations are glass/glazed.

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, Appearance and Heritage

Paragraph 205 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 206 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."

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.

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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets.

Random Cottage is a 16th Century Grade II listed building, originally listed as ‘Upper Jordan’s Farmhouse’ on 15 March 1955. The list entry description reads: C16 timber-framed house with painted brick infilling. Thatched roof with pentice on south side. The wall of the house below the pentice is of stone with two buttresses. Casement windows. Two storeys. Four windows.

Random Cottage is described as a sixteenth century timber framed building. It was known as Upper Jordan’s Farm in the nineteenth century and appears to have had a large barn sited some distance to the east. This barn no longer exists but a historic barn has been erected much closer to the house to its north as a twentieth century addition.

Planning permission was granted in February 2022 (refs. DC/21/2650 & DC/21/2651) for the demolition of a two-storey rear extension and glazed roofed open link structure. Erection of replacement 2 storey rear extension and replacement enclosed single storey link building.

This application seeks to demolish the glazed roof open link structure and to erect a single storey link extension. Also, to rebuild and extend the existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. In addition, a widening of the existing driveway and entrance is proposed. The application initially proposed a first-floor roof extension with new dormer window however this was removed from the plans following consultation advice from the HDC Conservation Officer.

The proposal would create an alternative link extension between the existing cottage and the existing barn to the north that that permitted in February 2022 which includes a part new zinc pitched roof and part flat roof. The proposal would create a multi-use space for dining and socialising. The western façade is proposed to have glazed bi-fold doors that open out onto the existing garden and with a new standalone entrance door to provide a new point of access into the cottage.

The element of the proposal has an overtly modern design approach which is considered acceptable in this instance due to the nature of the extension and its relationship with the principal building. To ensure appropriate detailing and a successful build conditions are recommended to secure further details prior to its commencement.

Works proposed to the cottage also involve external renovation, the existing roofs on the cottage and barn are proposed to be rethatched and to reinstate existing decorative ridge detail. Works to the existing chimney include rebuilding and increasing its height. It is also proposed to repaint the cottage in heritage primrose yellow. These works are considered acceptable.

The proposal also includes alterations to the access arrangements, which would necessitate a removal of soft landscaping to the southern edge of the access. Although visible from Gay Street to the east, the trees in question are not of any especial merit, and only have a very localised level of amenity worth when viewed within the local landscape context, their removal is not considered to give rise to any wider landscape harm. There would remain a significant amount of soft landscaping to the street frontage, with the widening works not appearing unduly conspicuous or out of character in this rural location. It is not considered that any further landscaping is required to make the widening acceptable, and no harm would result.

It is considered that taken as a whole the proposed works would preserve the historic interest of the Grade II Listed Building, resulting in no harm to its special interest. Further, the proposed siting, scale and design of the proposal would have no adverse impacts on the character and appearance of the wider surrounding area. The visual impact is therefore acceptable and in accordance 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.

Highway and PROW

The existing driveway is proposed to be widened and the proposed surface is to be a permeable resin bound. The route of the existing Public Right of Way (PRoW 2410_2) will be retained. WSCC have been consulted as the Public Footpath follows the existing driveway and this legal line of access must be retained. An informative is recommended to advise the applicant that no new structures may be added to the Footpath without prior authority of WSCC, and that unobstructed access must be retained at all times during construction, if this cannot be safely achieved a temporary closure application can be submitted to the WSCC PROW department. This approach is considered sufficient to ensure the development does not impact upon the public right of way.

The site is located on Gay Street, an unclassified road subject to national speed limit in this location. The proposals include the widening of the existing vehicular access point on Gay Street. The proposed works will be subject to a licence from WSCC to undertake the works within the maintained highway boundary.

The demonstrated visibility improvements, whilst still technically substandard, represent an improvement over what is currently achievable for the existing access. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework. There are considered to be no reasons to take a different view, and there are no transport grounds to resist the proposal.

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.

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 (Slab Level) Condition**: No development above ground floor slab level shall take place 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:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, , etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- eaves
- verges
- flat roof perimeters
- junctions with thatched roof and gable wall of barn

b) Samples or 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).

NOTE TO APPLICANT

- The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- The applicant is advised that a Public Footpath follows the existing driveway and this legal line of access must be retained. No new structures may be added to the Footpath without prior authority of WSCC, and unobstructed access must be retained at all times during construction, if this cannot be safely achieved a temporary closure application can be submitted to the WSCC PROW department.

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/24/1453
(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	Proposed First and Sections - AMENDED	2.03 Rev	12.12.2024
Supporting Statement	Heritage	REV A	19.09.2024
Plans	Topographical Survey	1.01	19.09.2024
Floor plan	Existing Ground	1.02	19.09.2024
Floor plan	Existing First	1.03	19.09.2024
Elevation plan	Existing	1.04	19.09.2024
Floor plan	Existing Barn	1.05	19.09.2024
Elevation plan	Existing Barn	1.06	19.09.2024
Location & Block plan		2.01	19.09.2024
Floor plan	Proposed Ground	2.02	19.09.2024
Site plan	Proposed Access Alteration / Visibility Splays		16.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 08.01.2025

Authorising Officer sign/initial Guy Everest Date: 15.01.2025