Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0951
Hole Farm , Lordings Road, Newbridge, West Sussex, RH14 9JA

DESCRIPTION:
Replacement of existing garage building to reduce footprint, change roof pitch, and alter external materials.

RELEVANT PLANNING HISTORY:

DC/18/1280	Certificate of Lawfulness to confirm the substantial completion of the workshop for a period of at least 4 continuous years (Certificate of Lawful Development - Existing)	Application Permitted on 05.09.2018
DC/20/1284	Conversion of existing ancillary barn to a 2 bedroom dwelling with associated alterations. Replacement of existing garage with a 2 bay garage and home office. (Full Application)	Application Permitted on 28.09.2020
DC/20/1285	Conversion of existing ancillary barn to a 2 bedroom dwelling with associated alterations. Replacement of existing garage with a 2 bay garage and home office (Listed Building Consent)	Application Permitted on 28.09.2020
DC/23/1433	Conversion of existing ancillary barn to a 2 bedroom dwelling with associated lean-to extension and alterations. Replacement of existing garage with a 2 bay garage and home office (Alternative to development approved under DC/20/1284) (Full Application) (Part Retrospective)	Under consideration
DC/23/1434	Conversion of existing ancillary barn to a 2 bedroom dwelling with associated lean-to extension and alterations. Replacement of existing garage with a 2 bay garage and home office (Alternative to development approved under DC/20/1285) (Listed Building Consent) (Part Retrospective)	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

Billingshurst Neighbourhood Plan

Policy Bill 2: housing Design and Character

Billingshurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDD Conservation: The existing garage is a utilitarian structure which does harm the setting of the listed building. The replacement garage has an overtly modern design but will not dilute an appreciation of this historic farm complex.

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.

WSCC Highways: 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 (paragraph 115), and that there are no transport grounds to resist the proposal.

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
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

Policies 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 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.

The existing utilitarian garage structure is considered harmful to the setting of the Grade II Listed Building and there is no objection to its demolition. The replacement garage has an overtly modern design but its design, form and scale which would not dilute an appreciation of this historic farm complex and there would be no wider harm to the character or appearance of the locality. 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 garage 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.

Other Matters

While part of the site is within the flood risk zone, the proposed garage location is not within a flood risk zone.

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 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).

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/24/0951

(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		2310HO_R4_000	21.06.2024
Block plan	As existing	2310HO_R4_001 REV 00	21.06.2024
Elevation & Floor plan	Roof, as existing	2310HO_R4_100 REV 00	21.06.2024
Block plan	As proposed	2310HO_R4_002 REV 00	21.06.2024
Elevation & Floor plan	Roof and Materials, as proposed	2310HO_R4_200 REV 00	21.06.2024
Supporting Docs	Application Form	NONE	21.06.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 15/08/2024

Authorising Officer sign/initial Guy Everest Date: 16.08.2024