Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0818
The Nook, Wykeham Close, Steyning, West Sussex, BN44 3GR

DESCRIPTION:
Replacement of two windows on the side elevation.

RELEVANT PLANNING HISTORY
None relevant.

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

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

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: No Objection. Following submission of additional details, no detailed conditions are required.

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 neighbouring representation comment received in support of the application as follows, stating that the proposed window design looks in keeping with the property.

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 Nook is an attached dwelling located east of the Steyning High Street at the far side of Wykeham Close within the Steyning Conservation Area.

Planning permission is sought to replace two windows on the side (southwest) elevation. The existing elevation features face brickwork above painted render. The existing windows are timber, the lower one being a sliding sash window and the higher one being a fixed timber window above temporary upvc cladding due to a failing bottom sash. Replacement new timber sliding sash windows are proposed to replicate existing sashes adjusted to suit Slimlite double glazed units.

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. Policies 32 and 33 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 seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

The Nook is located to the east of the Methodist Church, an attractive late Victorian building with traditional flint facing and a Locally Listed Building. The elevation containing the proposed replacement windows is visible along the side of the church through the garden. The current windows are in poor condition and there is no objection in principle to their replacement. The replacement windows are considered to be sympathetic to the existing building and the historic and architectural character of the conservation area. As part of the application process further information has been submitted which indicates the windows would be appropriately designed and detailed, with no conditions therefore necessary in this regard.

The proposed replacement windows would ensure a design and form which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider Conservation Area. It is therefore considered that the visual impact of the proposal is acceptable in accordance with relevant policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF supports 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 replacement windows would have a neutral impact on neighbouring amenity, with no unacceptable harm arising, in accordance with Policy 33 of the HDPF.

Water Neutrality

Natural England have provided their standing advice stating that 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.

The proposed development does not comprise any elements that would change the water usage of the site. The proposed development would not 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 to be used of the development hereby permitted shall strictly accord with the approved plans and application form.

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/24/0818
(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	27.05.2024
Elevation plan	Existing and Proposed	EXG / PL 001	27.05.2024
Photos		NONE	27.05.2024
Location & Block plan		EXG / PL 001	26.06.2024
Details Plan	Proposed Windows Details 853/1 V1	NONE	03.09.2024
Details Plan	Proposed Windows – Vertical Section Detail – Rev.B	NONE	03.09.2024
Details Plan	Proposed Windows – Glazing Bar Rev.B	NONE	03.09.2024
Supporting Docs	Application Form	NONE	27.05.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 16.09.2024

Authorising Officer sign/initial Guy Everest Date: 16.09.2024