DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1428
West Lodge, 127 Steyning Road, West Grinstead, West Sussex, RH13 8LR

DESCRIPTION:
Alterations undertaken at and within the residential curtilage of West Lodge. (Retrospective). (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/1429	Alterations undertaken at and within the residential curtilage of West Lodge (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

Neighbourhood Plan:
The West Grinstead Neighbourhood Plan was formally made on 23 June 2021.

Horsham District Local Plan (2023-40) (Regulation 19):
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

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 & Heritage Officer: No objection - I am satisfied the planning application for the detached structures within the curtilage of the listed building can be withdrawn or converted to a certificate of lawfulness application. My understanding is that the four year rule for unauthorised development applies to structures within the curtilage of listed buildings as it does elsewhere.

With regard to the alterations to the listed building covered by application DC/24/1429, I am satisfied these do not harm the special interest of the listed building and are acceptable.

Archaeological Consultation: The site is within an Archaeological Notification Area DWS8527 Medieval Moated Site and Farm at Marshall's Farm, Rudgewick but the work undertaken at the property did not involve extensive or deep ground disturbance and so as it is unlikely to have impacted buried archaeological remains we have no archaeological concerns in this case.

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:
Comment: To be guided by the Heritage Officer

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:

Background

This is a retrospective planning application, this application relates to West Lodge, which is a dwelling located on a corner site, positioned to the north side of Steyning Road/B2135. The property is a Grade II Listed Building. Planning consent is being sought for the regularization for the following works:

Exterior of the House

- North Flank: The blocked door likely accessed a lodge office area, now converted to bathrooms.
- Extensions:
    - Rear extended in two phases, including a 19th-century catslide roof and a brick chimney, initially external.
    - Full western rear area enclosed, though dating is unclear.
    - Visible disrupted brickwork in the northwest corner suggests possible previous chimney.

    - Window alterations and additions over time, exact dates unknown.

Interior of the House

- Layout: Minimal changes since construction; lodge office likely inaccessible internally.
- Alterations:
    - Walls removed/replaced with structural beams (e.g., kitchen/snug).
    - Ground floor and upper fireplaces modified or reinstated (modern mantle, reclaimed iron hob grate).
- Fenestration: Modern secondary glazing installed; historic windows replaced.

Land and Boundaries

- Entry gate arrangement mostly gone; remnants of metal fencing remain within hedges.

Outbuildings

- Tea House: Restored by current owners; comprises timber and brick elements and a garage/shed.
- Garage: Rebuilt with modern materials; cladding, windows, and roller door added.
- Additional Structures:
    - Van bodies converted for storage.
    - Pole barn fabricated from reclaimed materials, likely mid-20th century.

Works Completed by Current Owners (Without Consent)

1. Installed slate DPC and trench drain to protect exterior walls.
2. Rebuilt and covered an exposed well at the rear.
3. Reclad south and west walls with timber to protect bricks.
4. Reinstated collapsed rear roof (cat slide) with modern timbers and matching slates.
5. Restored the derelict Tea House, adding windows and repairing structure.
6. Rebuilt and slightly reduced the size of the garage with modern upgrades.
7. Restored side porch, altering its roof from flat to pitched.
8. Added or repaired several outbuildings, including converting van bodies and a pole barn.

This summary encapsulates alterations to the property, including significant repairs, structural changes, and conservation efforts by the current owners.

Principle of Development

The retrospective works at West Lodge have been assessed against relevant national and local planning policy frameworks.

The NPPF emphasizes the conservation of heritage assets, requiring that any harm to a designated asset be justified by substantial public benefit or mitigated through alternative measures. The works undertaken at West Lodge and its curtilage align with these principles, particularly Paragraph 208, which mandates that less-than-substantial harm be weighed against public benefits.

In this case, the restoration and modernization efforts have enhanced the usability of the property while preserving its historical significance. Exterior alterations, such as the reconstruction of the cat-slide roof with traditional slate, repairs to the chimney stack, and the recladding of walls, demonstrate compliance with the NPPF's objectives. These works constitute less-than-substantial harm, mitigated by the significant public benefit of ensuring the building's long-term conservation. The reversible nature of secondary glazing and the retention of key historic features, such as the original front door, further reflect the principles of minimal intervention and reversibility.

Interior alterations, including the reinstatement of an upper fireplace and structural improvements like beam replacements, preserve the historical and architectural integrity of the property while modernizing

it for contemporary use. These modifications align with the NPPF's goal of sustaining and enhancing the significance of heritage assets.

Policy 28 of the HDPF supports house extensions and outbuildings in the countryside, provided they are proportionate, grouped with the main dwelling, and do not harm the rural character. The retrospective works, including the restored Tea House and garage, comply by maintaining a subservient relationship with the main dwelling and safeguarding the rural setting.

Policy 34 of the HDPF emphasizes the reinforcement of heritage assets' special character. The restoration and repair work at West Lodge employ traditional techniques and materials, such as reclaimed iron for the fireplace, timber cladding, and slate roofing. Additionally, the replacement of inappropriate materials, such as plastic windows, with sympathetic alternatives reinforces the heritage value of the property.

Several outbuildings, including the Pole Barn and other storage units, predate the current ownership by more than 10 years. The retrospective works at West Lodge successfully achieve a balance between modernization and preservation. By adhering to local and national policies, the proposal demonstrates a thoughtful approach through careful selection of materials and techniques; proportional design that respects the scale and form of the main dwelling; and a minimal intervention strategy that ensures the building's long-term sustainability without compromising its historical significance.

The visual impact of the works is acceptable, preserving the character and appearance of the Grade II listed property and its wider rural setting. The proposals are compliant with the NPPF and HDPF and are therefore recommended for approval.

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.

The proposal maintains the amenity of the area by ensuring the works respect the scale, massing, and appearance of the original building. The siting of the outbuildings and modifications ensures no overbearing impact, overlooking, or loss of light for neighbouring properties. The nearest neighbour, East, is well-separated, and the changes do not disrupt its setting. 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.

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 186 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 retrospective works at West Lodge represent a thoughtful balance between modernization and the preservation of its historical and architectural significance as a Grade II listed building. The proposals align with national and local planning policies, particularly the NPPF and Horsham District Planning Framework (HDPF).

The external and internal alterations, including the reinstatement of historical features and use of traditional materials, enhance the building's usability while preserving its character and significance. These works meet the requirements of Policy 28 and Policy 34 of the HDPF by maintaining the subservience of outbuildings, safeguarding the rural character, and reinforcing the special character of heritage assets.

The 4-Year Rule confirms the lawfulness of several outbuildings, as supported by the Conservation Officer's assessment. Furthermore, the proposals do not harm residential amenity, respect water neutrality objectives, and are exempt from biodiversity net gain requirements and CIL liability.

Overall, the works have been sensitively undertaken, ensuring compliance with relevant planning policies while protecting the listed building's long-term sustainability. The proposals are considered acceptable in design, scale, and impact, and their approval is recommended.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: The outbuildings (comprising outbuildings 1, 2, 3, and 4, The Tea House, Pole Barn, Luton Body and Garage, as shown on plan PL.01) hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of West Lodge as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 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/24/1428

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	As Built West Lodge West	PL.06	17.09.2024
Elevation plan	As Built West Lodge South	PL.07	17.09.2024
Elevation & Floor plan	As Built Garage General Arrangement	PL.08	17.09.2024
Elevation & Floor plan	As Built The Tea House General Arrangement	PL.09	17.09.2024
Elevation & Floor plan	As Built Outbuilding and Outbuilding 1 General Arrangement	PL.10	17.09.2024
Elevation & Floor plan	As Built Outbuildings 2 and 3 General Arrangement	PL.11	17.09.2024
Elevation & Floor plan	As Built Outbuilding 4 General	PL.12	17.09.2024

	Arrangement		
Elevation & Floor plan	As Built The Pole Barn General Arrangement	PL.13	17.09.2024
Location plan	As Built	PL.15 REV A	24.09.2024
Supporting Statement	Planning	NONE	17.09.2024
Floor plan	Main House Existing First	24150 - B - 1	17.09.2024
Site plan	As Built	PL.01	17.09.2024
Floor plan	As Built West Lodge Ground General Arrangement	PL.02	17.09.2024
Floor plan	As Built West Lodge First General Arrangement	PL.03	17.09.2024
Elevation plan	As Built West Lodge East	PL.04	17.09.2024
Elevation plan	As Built West Lodge North	PL.05	17.09.2024
Floor plan	Existing Main and Garden House Ground	24150 - B - G	17.09.2024
Floor plan	Existing Outbuildings 3,4,5,6 Ground	24150 - B - G	17.09.2024
Floor plan	Existing Outbuildings 1,2 Ground	24150 - B - G	17.09.2024
Supporting Statement	Heritage	NONE	17.09.2024
Block plan	As Built Site	PL.14 REV A	24.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 19.11.2024