



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0382

The Boathouse, Palmers Barn, West Chiltington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Partial demolition of link section.

RELEVANT PLANNING HISTORY:

DC/24/1644	Application to confirm the continuous use of a former agricultural barn as a single dwellinghouse for a period in excess of ten years (Lawful Development Certificate Existing)	Application Permitted on 04.02.2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Billingshurst Parish Neighbourhood Plan 2019-2031

Policy Bill 2 – Housing design and character

Billingshurst Parish Design Statement

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.

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 and available images. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek 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 requires that heritage assets and their settings are conserved and enhanced. Policy Bill 2 of the Billingshurst Neighbourhood Plan similarly expects housing proposals to reflect and reinforce the historic and rural qualities of the parish. Section 16 of the NPPF (2024), in particular paragraphs 206 and 208, sets out that great weight should be given to the conservation of heritage assets, and that any harm to their significance requires clear and convincing justification. Paragraph 210 further clarifies that where a proposal would lead to "less than substantial harm" to a heritage asset, this harm should be weighed against the public benefits of the proposal.

The application site comprises a former agricultural barn that was converted to residential use and subsequently subdivided into two dwellings known as The Boathouse and Palmers Barn, with the lawfulness of these dwellings confirmed through DC/24/1644. The application relates solely to the partial demolition of the existing link section between the two dwellings.

The site lies within the countryside, and the building is identified as a non-designated heritage asset. The proposal seeks to remove part of the existing link structure which, as demonstrated within the submitted Planning Statement, was reconstructed as part of the approved conversion works under application BL/85/84 and does not form part of the original historic fabric of the building. Evidence submitted with the application, including photographs of exposed steel columns and beams, confirms that the link section is a modern intervention rather than historic barn fabric.

The Council's Conservation Officer has raised no objection to the proposal and is satisfied that the works would not result in harm to the significance of the heritage asset. Furthermore, the removal of the modern link section would not adversely affect the character, appearance or historic interest of the original barn building. Instead, the proposal would simplify the built form and more closely reflect the historic arrangement of the building as originally converted.

Given the limited nature of the works, the proposal would preserve the significance of the non-designated heritage asset and would accord with Policies 32, 33 and 34 of the HDPF, Policy Bill 2 of the Billingshurst Neighbourhood Plan and the NPPF.

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.

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 **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/26/0382

(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
Block plan		PL/660/05	03.03.2026
Elevation plan	EXISTING	PL/660/01	03.03.2026
Floor plan	EXISTING	PL/660/02	03.03.2026
Location plan		PL/660/06	03.03.2026
Elevation plan	PROPOSED	PL/660/03	03.03.2026
Floor plan	PROPOSED	PL/660/04	03.03.2026
Supporting Statement	Planning Statement	NONE	28.05.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 01.06.2026

Authorising Officer sign/initial Guy Everest Date: 01.06.2026