DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0553
Barrington House, Barrington Road, Horsham, West Sussex, RH13 5SN

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/19/0379 (Conversion of existing dwelling and outbuildings into two dwellings) for external extensions and alterations.

RELEVANT PLANNING HISTORY:

DC/19/0379	Conversion of existing dwelling and outbuildings into two dwellings.	Application Permitted on 10.05.2019.
DC/24/0861	Non-Material Amendment to previously approved application DC/19/0379 (Conversion of existing dwelling and outbuildings into two dwellings) To incorporate bicycle storage on the street elevation behind a lockable door: remove part of the ground floor wall to "barn" outbuilding and to alter the rear outbuildings.	Application Refused on 02.07.2024.
DC/24/1077	Variation of Condition 1 of previously approved application DC/19/0379 (Conversion of existing dwelling and outbuildings into two dwellings) for external extensions and alterations.	Application Refused on 07.01.2025.

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

Horsham Blueprint Business Neighbourhood Plan (2019-2036):
Policy HB3: Character of Development
Policy HB4: Design of Development:

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

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:

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:

None received.

Representations:

1 representation has been received, objecting to the application for the following reasons: -

- Loss of general amenity

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:

Works have started to commence planning permission ref: DC/19/0379 which involved converting the building into separate dwellings, therefore the permission remains extant. It is also noted that a s73 application was submitted for external extensions and alterations (ref: DC/24/1077) which was subsequently refused due to the impact of the scale, height and proximity to the neighbouring property which would result in an inappropriate form of development.

The application seeks permission for a material amendment to the existing planning permission (ref: DC/19/0379) through a variation of the approved plans list (Condition 1) to accommodate a series of amendments to the approved design. The amendments include:

- Incorporation of the current access way to the rear as part of the dwelling and infilling of existing opening.
- Two-storey extension limited to extend no further than the line of the rear wall of the adjacent property.
- Removal of existing single storey outbuildings attached the house and replacement with new larger single storey extension.
- Demolition of upper storey of the barn but retaining most of the ground floor external walls.

Design and Appearance

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 HB4 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to demonstrate a high quality design which responds and integrates well with its surroundings. Policy HB3 states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials.

There are a number of existing buildings within the curtilage of Barrington House which form the common boundary with 1 Barrington House. These include single storey outbuildings and a large two-storey building. There are several windows within the neighbouring property which look onto the common boundary, serving bedrooms, a dining room, and a kitchen.

The proposal seeks to vary condition 1 of DC/19/0379, which relates to the plans list. The property has approval to split into two dwellings, this application seeks variation to form a two/three-bedroom property. The proposal would retain the existing features such as the brick arches and it has been designed to be in keeping with the existing and surrounding properties. The only change to the principal elevation is to infill the opening to the alleyway, with a simple timber planked door to match existing openings. To the rear, a two-storey extension, the removal of existing outbuildings and replacement with new larger single storey extension, as well as the demolition of the upper storey of the barn, are proposed.

All new structures are contained within the existing curtilage boundary. The new rear extension would have a lowered ground floor to reduce its impact on the neighbouring property. The boundary wall would also be increased in height to approximately 2.7m including the roof structure of any extension. This would help to reduce the cumulative impact of the existing buildings on the site.

The proposed two storey extension will extend no further than the rear building line of the neighbouring property, so to remove potential to infringe on the light or view of its neighbour. The extension would extend 2.11m and have a flat roof to match the existing single storey extensions and limit the impact on 1 Barrington Road.

The upper floor of the barn towards the West of the curtilage, would be demolished to become single storey. The removal of the upper part of the barn would also remove three windows that overlook the neighbour at 1 Barrington Road. Also, the demolition would improve light and outlook for neighbours.

Overall, the proposed extensions would have limited aesthetic value but would be in keeping with the existing design and appearance of the application site and reduce the bulk associated with the existing proposal.

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.

At present, a window serving the kitchen at the adjacent property (No.1) faces north on the southern boundary of the application site, which looks directly onto the roof of the existing single storey outbuilding. The proposed amendments would involve erecting a two-storey rear extension, increasing the height from 2.56m, as approved in the original permission (DC/19/0379), to 5.11m with a 2.12m rearwards projection. The planning statement also provides a sunlight indicator plan to demonstrate the amount of daylight that would reach the occupiers of 1 Barrington Road. The roof of the proposed single storey extension outbuilding would be increased from 2.5m to 2.7m, which is considerably less than 3.21m, which was refused under the previous planning application (ref: DC/24/1077).

The existing height of the barn outbuilding is 6.12m, under the proposal the upper floor of the barn would be removed, and the remaining single storey building would have an overall height of 2.62m along the common boundary, but as the ground floor level would be lower at Barrington House, this would be 2.92m along the southern elevation. With the proposed two-storey extension not extending further than the rear building line of the adjacent property, the limited increase in height of the single storey extension, and the removal of the upper floor of the barn, as well as three windows which have an outlook into the neighbouring property, it is considered that the cumulative impact would be reduced. The combination of these factors would not be considered to result in unacceptable harm and would reduce the existing overbearing impact of the barn building on adjacent neighbours.

It is noted that a proposal to increase the height of the outbuilding was refused in 2014 (re: DC/14/2274). An appeal was subsequently dismissed, with the Planning Inspector considering that the combination of the two-storey extension and increased roof height of the single storey outbuilding, in conjunction with their very close proximity to the neighbouring property would cause significant harm to the living conditions of the neighbours. It is considered that the revised proposal has addressed these issues, by reducing the scale of the two-storey extension and proposing a flat roof to minimise the impact on neighbouring dwellings. Through the removal of the upper floor of the barn, the application site, as well the surrounding neighbours, will benefit from improved outlook and a less prominent addition to the rear of the property. The bulk of the buildings along the boundary of the neighbour will be removed. The planning statement also argues that the potential reduction in light from the two-storey extension will be balanced by the removal of the upper floor of the barn. It is considered that the removal of the upper floor of the barn would help open the site more and remove the encroaching nature of the proposal onto the neighbouring property.

Overall while there would be some impact on light and outlook for the occupiers at 1 Barrington Road due to the increase in height of the common boundary, it is considered that the cumulative impact of all the works would result in more outlook and less enclosure for the occupiers of 1 Barrington Road. This would be due to the removal of the bulk of the buildings along the boundary with the neighbour and the removal of dominant additions. A pre-occupation condition will be applied to permission to ensure that the upper floor of the barn is demolished before occupation. Therefore, the proposal is considered to, on balance, comply with the above policy and would prevent unacceptable harm to neighbouring amenity.

Water Neutrality

The additional accommodation as proposed is not considered to result in a greater occupation than the approved extant scheme. As such, 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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
	51.33		51.33
		Total Gain	
		Total Demolition	**55.81**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 and 34 of the Horsham District Planning Framework (2015).

3 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage for the dwelling. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: Prior to the first occupation of the new dwelling hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: Prior to the first occupation of the new dwelling hereby permitted, full details of all hard and soft landscaping works pertaining to the whole site shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained.
- Details of all proposed trees and planting, including schedules specifying species, planting
- size, densities and plant numbers and tree pit details.
- Details of all hard surfacing materials and finishes.
- Details of all boundary treatments.
- Details of any external lighting.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: Prior to the first occupation of the new dwelling hereby permitted, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the upper floor of the barn has been demolished in accordance with approved PLAN 1053-24A.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents 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/25/0553
(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
Floor plan	Proposed Ground Floor Plan	1053-21G	14.04.2025
Floor plan	Proposed First Floor Plan	1053-22G	10.04.2025
Elevation plan	Proposed Elevations	1053-23 C	10.04.2025
Elevation plan	Proposed Elevations	1053-24A	10.04.2025
Plans	Proposed Sunlight at Equinox	1053-41A	10.04.2025
Plans	As Existing: Sunlight at Equinox	1053-40 A	10.04.2025
Site plan	Existing Ground Floor, Location and Block Plans	PJL-8229-01 REV D	10.04.2019
Floor plan	Existing First Floor	PJL-8229-02 REV B	10.04.2019
Elevation plan	Existing Elevations	PJL-8229-03 REV B	10.04.2019

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 05.06.2025

Authorising Officer sign/initial Tamara Dale Date: 09.06.2025