Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0482
The Plough Cottage, Church Street, Rudgwick, West Sussex, RH12 3EH

DESCRIPTION:
Installation rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete (Householder Application)

RELEVANT PLANNING HISTORY:

DC/25/0483	Installation rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete (Listed Building Consent)	Under Consideration
DC/21/0711	Reconfiguration of ground floor layout within front catslide comprising of the removal/addition of internal partitions, closure of an existing internal opening , enlargement of existing internal window and repair/reconstruction of brickwork below timber beam (Listed Building Consent).	Application Permitted on 18.06.2021

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
Policy 40 - Sustainable Transport

Rudgwick Neighbourhood Plan For the period to 2031. (Referendum Version):
RNP6: Materials
RNP7: Architectural Style

Rudgwick Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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.

Consultations:
HDC Conservation: The proposed alterations will not harm the special interest of the listed building or its setting. The level of detail and assessment included in the heritage statement is sufficient that no detailed conditions are necessary 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:
No objection to the latest proposals provided that the HDC Heritage & Conservation team are satisfied that the alterations will not detrimentally affect the fabric or character of the listed building, or it's setting as a feature within the Rudgwick Conservation Area Street scene.

Representations:
One representation was received raising no objections.

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. A site visit was carried out and a site notice was put up.

Character 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 6 of the RNP seeks to ensure that development should utilise materials that reflect the common building styles across the Parish. This means that:

a) Brick should be the main building material complemented by tile hanging on the upper floor where appropriate. Barn style cladding or clapboard is an acceptable alternative to tile hanging in Rudgwick.
b) New or reclaimed brickwork should match existing frontages.
c) Tiles should be used as roofing material whether traditional handmade or modern

Policy 7 of the RNP seeks to ensure that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details which may include:

a) Rooflines with hipped, half hipped with gablets and catslides.

However, proposals that apply such details as a poorly integrated part of the overall design, will not be considered to have achieved a high quality of design and, therefore, will not be supported. Insofar as planning permission is required works to existing buildings (including styles of windows, doors and porches) should match originals wherever practicable, and ensure that any extension to the frontage of the building is in keeping with its existing architecture and design.

The Plough Cottage, is a Grade II Listed Building C17 or 18th Century, constructed of Red brick under a tiled roof that sits within an angled rectangular plot on the west side of Church Street. The property has a fascinating history relating to the fact that the building was originally two cottages, the northern most cottage was burnt down in the 1960's and was never replaced, though an extension on its southern side was approved in 1962, following its construction the building was then merged to form one residential unit, hence its linear appearance within the street. Formally the property operated as an alehouse and Inn. More recently additions to the rear of the property have been constructed between the C19-21st centuries.

The application is accompanied by a Design, Access and Heritage Statement which outlines the history of the building, the proposed works and how they would protect and preserve the listed building. The proposed works, which entail installation of a rooflight and timber casement window to the rear elevation, replacement casement window and replacement timber front door to the front elevation, secondary glazing installed to the windows on the front elevation, replacement timber vehicular gate, and internal wall repair in lime plaster and floor repairs in limecrete, would not harm the special interest of the listed building, the historic interest which would be preserved. Further, there would be no wider

adverse visual impact, with the character and appearance of the conservation area preserved. The development is therefore considered to be in accordance with development plan 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 nature of the proposed alterations and their 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 approved plans and supporting documents.

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/25/0482
(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
Elevation plan	Existing	25020/121	26.03.2025
Floor plan	Existing	25020/110	26.03.2025
Floor plan	Existing	25020/111	26.03.2025
Roof plan	Existing	25020/112	26.03.2025
Elevation plan	Proposed	25020/220	17.04.2025
Elevation plan	Proposed	25020/221	26.03.2025
Floor plan	Proposed	25020/210	26.03.2025
Floor plan	Proposed	25020/211	26.03.2025
Roof plan	Proposed	25020/212	26.03.2025
Location & Site plan	Proposed	25020/200	17.04.2025
Supporting Statement	Window	NONE	26.03.2025
Design & Access Statement	Design and Access Statement, Heritage Statement	NONE	26.03.2025
Location & Site plan	Existing	25020/100	26.03.2025
Elevation plan	Existing	25020/120	26.03.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 14/05/2025

Authorising Officer sign/initial Guy Everest Date: 21.05.2025