DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1521
14 Denne Park House, Denne Park, Horsham, West Sussex, RH13 0AZ

DESCRIPTION:
Replacement single glazed timber frame windows with internal secondary glazing (Full Application)

RELEVANT PLANNING HISTORY:

DC/24/1522	Replacement single glazed timber frame windows with internal secondary glazing (Listed Building Consent).	Under Consideration
DC/24/0950	Replacement windows to first and second floors of apartment (Listed Building Consent).	Application Refused on 16.09.2024
DC/24/0949	Replacement windows to first and second floors of apartment.	Application Refused on 16.09.2024

SITE AND SURROUNDS
The application site is located on the eastern side of Worthing Road with a long private access road leading up to the property. The main property is a large 3 storey buildings with square head windows, stone mullions, and transoms. The host building is a grade II listed building which has been converted into flats.

DETAILED DESCRIPTION
The proposal seeks planning permission for the replacement single glazed timber frame windows with internal secondary glazing.

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 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Southwater Neighbourhood Development Plan 2019 – 2031
Policy SNP16 – Design

Southwater Parish Design Statement 2011

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, conditions recommended.

Parish Comments:
No objection subject to approval from the Heritage/Conservation Officer.

Representations:
None received.

Member Comments:
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

Character and appearance

Paragraph 205 of the NPPF states that "the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise". Paragraph 206 adds that "[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the 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.

Policies 32 and 33 of the HDPF, which is reflected by Policy SNP16 of the Southwater Neighbourhood Plan, stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of scale, density, massing, siting, orientation, views, character, materials and space between buildings.

14 Denne Park House is a grade II Listed Building, with the list description stating: -

'*2. The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.*'

Denne Park appears to have been converted at some point in the mid twentieth century but has retained the appearance of a single unit, with this partly derived from the uniformity of windows across all elevations.

The existing windows within the building appear to have installed at the same time as the conversion and comprise either timber casements or Crittal metal frames. The timber casements fitted in no.14 are of no historic significance and there is no objection to their replacement. A preceding application on the site did though seek double-glazed units, which would not have reflected the sections or proportions of the existing windows, or the wider building in terms of its glazing or detailing. These windows were therefore refused listed building consent, as they were considered to harm the overall significance of the listed building, ref: DC/24/0950.

The current proposal entails single-glazed replacement windows within internal secondary glazing. This approach ensures that the replacement windows are sympathetic to the existing design and proportions of windows within Denne Park, such that the previous reason for refusal is considered to have been overcome. The existing windows do though retain true leaded lights, where individual panes are held within lead cames, and it is considered that this detail should be reflected in the replacement windows. A condition is recommended to ensure that this is the case, with a further condition to ensure the appropriate installation of secondary glazing.

It is considered that the works would not have any adverse impacts on the significance or historical understanding of the heritage asset or the wider surrounding area, in accordance with the above 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.

The proposed development entails replacement of existing windows which would have a neutral impact on neighbouring amenity, with no unacceptable harm by way of loss of privacy arising from the development.

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 (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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.

Conclusions:

The development is considered to accord 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 replacement windows hereby permitted shall have timber casements flush fitted with their frames. The glass will be true leaded lights with individual panes set within lead cames. A single sheet of glass with lead applied to the faces will not be acceptable. The windows shall not be fitted with trickle vents.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/1521
(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	01.10.2024
Block plan		NONE	01.10.2024
Elevation plan	Existing	NONE	01.10.2024
Elevation plan	Proposed	NONE	01.10.2024
Details plan	Window details data sheets	1 - 15	01.10.2024
Photos	Aerial view	NONE	01.10.2024
Design & Access Statement	and Heritage	NONE	01.10.2024
Supporting Statement	Fire	NONE	01.10.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 21/11/2024

Authorising Officer sign/initial Guy Everest Date: 26.11.2024