Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1663
Strood Park Farm House, Strood Lane, Warnham, West Sussex, RH12 3PF

DESCRIPTION:
Erection of a replacement dwelling.

RELEVANT PLANNING HISTORY:

DC/23/2015	Application to confirm the use as a single dwelling house (Class C3) began more than four years before the date of this application	Application Permitted on 12.01.2024
DC/24/0689	Construction of a replacement dwelling.	Withdrawn Application on 27.08.2024

DESCRIPTION OF THE SITE

The application seeks full planning permission for a replacement dwelling. The current dwellinghouse to be demolished is a single storey one bedroom property located to the south-western of Strood Park Farmhouse. This existing dwelling is modest in scale and comprises a kitchen/breakfast room, drawing room, bedroom, and bathroom. The existing dwelling does not benefit from any amenity space. The existing dwelling would be demolished as part of the proposed development. The land within the blue line boundary is within the applicants ownership such that it would be necessary to add a pre-commencement condition to demolish the existing dwellinghouse indicated on the submitted location plan. The application site is located to the south of Strood Lane, outside of the designated built-up area boundary. The site is therefore located within the countryside in policy terms. The site comprises part of the residential curtilage of one of the two existing dwellings on site, with the host dwellinghouse being known as 'Strood Park Farm House'. Strood Park Farm House is a non-designated heritage asset.

The wider surroundings are characterised by open countryside, with sporadic residential development located to the east.

DESCRIPTION OF THE APPLICATION

The proposed replacement dwellinghouse would involve the demolition of the existing dwelling and a H-shaped 1.5 storey dwellinghouse would be built. The roofspace would allow a loft for storage and the development would be served by the creation of an access and hardstanding. The dwelling would have two circular windows to serve the loft space and the roof would have clay tiles, with the windows being metal and externals would be brickwork with quoining detail.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Warnham Neighbourhood development Plan (2017-2031)
Policy W1 – Built up area boundary
Policy W2 – Scale of housing provision
Policy W3 – Housing mix-meeting local needs
Policy W5 – Design of residential development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

[Summary] The accompanying heritage statement describes the significance of the nineteenth century farmstead complex. The proposed dwelling is designed to resemble an ancillary building that might be expected in this context. I am satisfied the character of this nineteenth century farmstead complex and non-designated heritage assets will be preserved. I have suggested conditions below.

Natural England: Objection

[Summary] Further information would be required to demonstrate how the development would not result in increased water abstraction.

Southern Water: Comment

[Summary] Southern water requires a formal application for access for a connection to the public sewer. The development would need to be in accordance to building regulations for disposal of surface water.

WSCC Highways: No Objection

[Summary] No objections in respect of access, highways safety issues of car parking subject to conditions.

PUBLIC CONSULTATIONS:

Representations:

No letters of support. Objection from Parish below.

Parish Comments: Objection, concerns over:

- Development would be new build in the countryside such that it would be contrary to council's design statement and the local plan.
- Over intensification of the land and surrounding area
- Concerns over the large amount of access points into the property.

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

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.

Policy W1 of the Warnham Neighbourhood development plan outlines its policy in regards to development outside of the built up area boundary. Development proposals outside the Built-Up Area Boundary will not be permitted unless they conform to the policies of the Horsham District Planning Framework.

The current application seeks permission for a replacement 1-bed dwelling to have a similar footprint but with an alternative design that would be reminiscent of a coach house conversion. The replacement dwelling would be re-located to the north western most part of the site. The objective of policy 28 of the HDPF is that the character of the countryside is retained, to prevent spread of residential development in the countryside and to ensure that development does not result in a harmful increase in activity.

The curtilage outlined within DC/23/2015 includes no residential amenity space and the purpose of the relocation of the siting of the dwelling would be so that it would be able to have some amenity space and improved access to the dwelling from the Strood Lane. The proposed replacement dwellinghouse is in the curtilage of the existing residential dwellinghouse known as Strood Park Farm House and as such the development is not considered to result in encroachment into the countryside location, would not be a disproportionate increase in scale over that which it is replacing and would result in the same number of bedrooms such that there would not be considered to be an increase in the level of activity within the countryside location. Given the new location would be within the wider land ownership and not unduly remote from the existing buildings or other buildings along Strood Place, it is considered that the principle of development can be supported subject all other material considerations including landscape impact, and subject to the inclusion of a pre-commencement condition requiring the demolition of the dwellinghouse granted a Certificate of Lawfulness under DC/23/2015.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy 34 of the Horsham District Planning Framework states that development affecting the setting of a listed building will not be permitted where it would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy W5 of the Warnham Neighbourhood development plan outlines that new development will be supported where the scale and character of the proposals respects the landscape and its features.

The design of the proposed has resulted from several conversations with the conservation officer and planning officer such that it would be considered to reflect a coachhouse which would be acceptable in this location given the nearby non-designated heritage asset (Strood Park Farm House). Given the sporadic residential dwellings located along Strood Lane, and modest scale of the proposed design with its low eaves height and small footprint, it is not considered that the proposed development would result in a significant adverse impact on the landscape character of the area. While recognised that the proposed dwelling would be visible from the access point, only intermittent glimpses of the development would be visible from wider public views, given the current landscaping within the wider site and that a condition would be attached to the development requiring full details of soft landscaping.

Whilst the Landscaping cannot be guaranteed in perpetuity, when coupled with the enclosed nature of the site, it is considered that the visual prominence of the proposal would be unacceptable.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Policy W5 of the Warnham Neighbourhood development plan indicates that development would be supported where there no loss of amenity for neighbouring uses including privacy, loss of light or visual intrusion.

The proposed dwelling would be a modest scale and located at such a distance from the nearest residential properties that it would not result in unacceptable impacts on the nearest neighbour such that it would appear to be obtrusive in appearance or loss of privacy or daylight. It is not therefore considered that the proposed development would result in harm to the amenities of neighbouring properties through noise, disturbance, loss of privacy or loss of natural light. The future occupiers would benefit from an acceptable amenity space and would not detract so much residential garden space from Strood Park Farm house itself such that it would be left with an unacceptable provision in this regard. There are no objections with regards to Policies 32 and 33 of the HDPF or W5 of the Warnham Neighbourhood development plan.

Highways Impacts:

Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.

WSCC have been consulted during the course of the application and have no objection to the proposal. It is noted that the existing access to the Strood Park Farm house would be maintained with a new access created to serve the dwellinghouse granted a Certificate of Lawfulness under DC/23/2015. It is noted that there is no objection to parking provision on site. Overall, there are no objections to the proposal in respect of Policies 40 and 41 of the HDPF.

Ecology and Trees:

The preliminary ecological appraisal outlined that Building B1 had moderate roost potential, however B2 which is the existing building to be replaced, had negligible roost potential. It was recommended within this document titled ‘Preliminary Ecological Appraisal and roost assessment’ therefore that no further surveys were required, however general precautionary mitigation was advised. Overall therefore subject to the inclusion of a condition to ensure these measures are carried out in accordance to the appraisal, there are no objections to the proposal in light of policy 31 of the HDPF. The application has a number of hedgerows and trees within the site and it is understood that there is open countryside adjoining the site. As such, a condition will be attached to this report to require further information with regards to landscaping and trees.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be

addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application was initially screened in for consideration by Natural England, with an Appropriate assessment undertaken. This was in part decided given uncertainty presented within the Water Neutrality statement in regards to mitigation measures presented. Natural England responded to this consultation request with an objection to the lack of information within the application as the development would have the potential to result in increased levels of water abstraction. Since this consultation response was requested however it has become apparent through further discussion with the applicant that the development would include a pre-commencement condition to ensure that the development would be a one bedroom dwelling replaced with another one bedroom dwelling and therefore would not require screening in. Given the existing one bedroom dwelling has been granted a Certificate of lawfulness for this use, the proposal post development would not be likely to result in any increased abstraction of water, subject to a further conditions requiring the development to be carried out in accordance to water use required in any case by Building regulations. Other mitigation measures outlined therefore that allude to Water reuse technologies and rainwater harvesting are not required for the development to represent a water-neutral proposal. For this reason, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in 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, and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Reduced water consumption

Subject to these conditions, the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has

The development would be a self-build replacement dwellinghouse such that the proposal is exempt from Biodiversity net gain requirements.

Conclusions:

The proposed development is located outside a defined built up area boundary, but would represent a replacement dwellinghouse, with the demolition of the existing smaller dwelling within the blue line boundary. It is considered that the replacement dwelling, which would be entirely within the curtilage of

an existing residential property would not conflict with the objectives of policy 28 of the HDPF, and would not be a disproportionate scale to that which it replaces.

The proposed development is not considered to result in significant adverse harm to the visual amenity and landscape character of the site and wider surroundings, nor would the development result in harm to the amenities of neighbouring residential properties and users of land. Furthermore, the development is not considered to result in adverse harm to the safety and function of the public highway.

For these reasons, it is recommended that planning permission be granted, subject to the inclusion of a pre-commencement condition requiring the demolition of the existing dwelling granted a Certificate of Lawfulness under DC/23/2015 such that it would not result in a net new dwelling.

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 **Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works 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 the making good of the land serving the existing dwelling to be demolished

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 or retained 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).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces (including garages where applicable) necessary to serve it have

been constructed and made available for use in accordance with approved drawing number 2407ST_R0_001. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been 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).

8 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the approved water neutrality strategy. No additional dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

9 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted the existing dwelling indicated as ‘existing dwelling to be demolished’ on plan 2407ST_R0_001 shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing building shall be demolished (including the removal of foundations), all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping (condition 4) which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and / or re-enacting that Order) no development falling within Classes A, AA, B, or F of Part 1 or Class A of Part 2 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the site's countryside setting in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal and roost assessment'.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

13 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

14 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall be in metal frames as shown within the submitted plans.

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).

15 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges.

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/24/1663

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Neutrality Survey	2024.BV.620	24.10.2024
Supporting Docs	Preliminary Ecological Appraisal and Roost Assessment	NONE	24.10.2024

Design & Access Statement	Heritage	NONE	24.10.2024
Supporting Docs	Planning Statement	NONE	24.10.2024
Block plan	Proposed	2407ST_R0_001 REV 01	16.01.2025
Floor plan	Proposed	2407ST_R0_100 REV 000	24.10.2024
Roof plan	Proposed	2407ST_R0_101 REV 000	24.10.2024
Elevation plan	Proposed	2407ST_R0_102 REV 000	24.10.2024
Location plan		2407ST_R0_000 REV 002	16.01.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 16th January 2025

Authorising Officer sign/initial RHERMITAGE Date: 17.01.2025