Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1058
7 St Leonards Park House, St Leonards Park, Horsham, West Sussex, RH13 6EG

DESCRIPTION:

Conversion of garage to form habitable living space. Infilling of the garage door, removal of internal walls and the replacement of 2No. first floor casement windows to the east elevation (Householder Application)

DETAILED DESCRIPTION:

St Leonards Park House is a grade II* listed building. The application seeks to convert the existing internal garage into a habitable living space, infilling the garage door and removing the internal wall, as well as replacing the 2no. first floor casement windows.

The proposed works are considered to retain the existing character of the building, with brick infill under the new window to match the existing materials and retain an equestrian appearance.

The wall and window would be set back from the main wall retaining the shadow line of the openings.

The full details of the proposed works are evidenced in the application submission.

SITE AND SURROUNDINGS

The application site in countryside within the High Weald National Landscape with Right of Way 1697 (footpath) running parallel with St Leonards Park House.

St Leonards Park House is a grade II* Listed Building situated within the High Weald National Landscape. The main building itself and its curtilage buildings (which include the application building which were formally the stables) were converted into several residential units in the late 1990s, following use as an old person home.

RELEVANT PLANNING HISTORY:

HU/105/97	Demolition of existing buildings and conversion of nursing home and dwellings into 10 dwellings	Permitted 06.03.1998
DC/24/1055	Conversion of garage to form habitable living space. Infilling of the garage door, removal of internal walls and the replacement of 2No. first floor casement windows to the east elevation (Listed Building Consent)	Permitted 16.09.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets
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 30 – Protected Landscapes

Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 41- Parking

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

High Weald National Landscape Management Plan 2024 - 2029

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:

Historic England: No Comment.

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 NPPF states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." It continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

HDPF Policy 34 states the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development affecting the setting of a listed building will not be permitted if it has an adverse impact on the setting, special architectural character or appearance of a listed building.

The NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Principle

The application site is located in outside the defined Built-Up Area Boundary (it is countryside) and within the High Weald National Landscape.

Policy 28 of the Horsham District Planning Framework (HDPF) relates to extensions and redevelopment of dwellings in the countryside, stating that:

"Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:

3. Ancillary accommodation and garaging will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site. The size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, and

4. Garages and any new outbuildings should have regard to the dwelling they serve and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported."

The application submission demonstrates the scale and provision of the accommodation is ancillary in its nature to the existing dwelling to avoid it being used as a separate dwelling and its functionally grouped with the house. The existing building is suitable for the proposed conversion.

Given compliance with Policy 28, the low impact scale and discreet nature of the proposal is not considered to bring about adverse impacts to the natural beauty of the High Weald National Landscape, having regard to the Management Plan. The nature of the proposal would have no material impact upon the public enjoyment of the adjacent public right of way within this landscape. There is therefore compliance with HDPF Policy 30.

Character, Design and Heritage

The application building itself (7 St Leonards Road), which is recognised as curtilage listed to St Leonards Park House, and should therefore be treated as part of the main Grade II* Listed Building.

Subject to the imposing of appropriate conditions on the accompanying Listed Building Consent to secure the necessary detailed design outcomes required by the Council's Conservation Officer, the proposed works are considered to preserve the historic interest of the Grade 2* Listed Building and of a design quality to maintain local distinctiveness, sense of place, and setting of the protected landscape in accordance with development plan policies 30, 32, 33, and 34.

Parking and Highways

There is sufficient parking provision on site (Leonards Park House benefits from unallocated visitor parking) to accommodate the parking demand displaced by the conversion of the garage without impinging upon turning or accessibility (including obstruction of the Public Right of Way that is routed through the forecourt)

Water Neutrality

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.

All householder applications other than annexes have already been screened out to exclude them from needing to demonstrate water neutrality as there will be no clear evidence that water consumption will increase.

Recommendation: Application Permitted

Conditions:

1 **Approved Plans**

2 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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/24/1058
(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		PL/622/03	09.07.2024
Block plan	As existing and proposed	PL/622/02	09.07.2024
Elevation & Floor plan	As existing and proposed, and existing photos	PL/622/01	09.07.2024
Design & Access Statement	Heritage	NONE	09.07.2024

DELEGATED

Case Officer sign/initial Matthew Porter Date: 16.09.2024

Authorising Officer sign/initial J Hawkes Date: 18.09.2024