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Our Ref. 142/26/MS

PLANNING AND HERITAGE STATEMENT

PLANNING PERMISSION AND LISTED BUILDING CONSENT: ERECTION OF EXTENSIONS AND ALTERATIONS

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CONTENTS

1. **Introduction**
2. **Description of Site and Surrounding Area**
3. **Planning History**
4. **Proposal**
5. **Planning Policy**
6. **Planning Merits**
7. **Conclusions**

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1.0 INTRODUCTION

1.1 D&M Planning Ltd have been instructed by the applicant to submit this householder application for the erection of extensions and alterations to the existing dwelling so as to provide an enlarged dwelling.

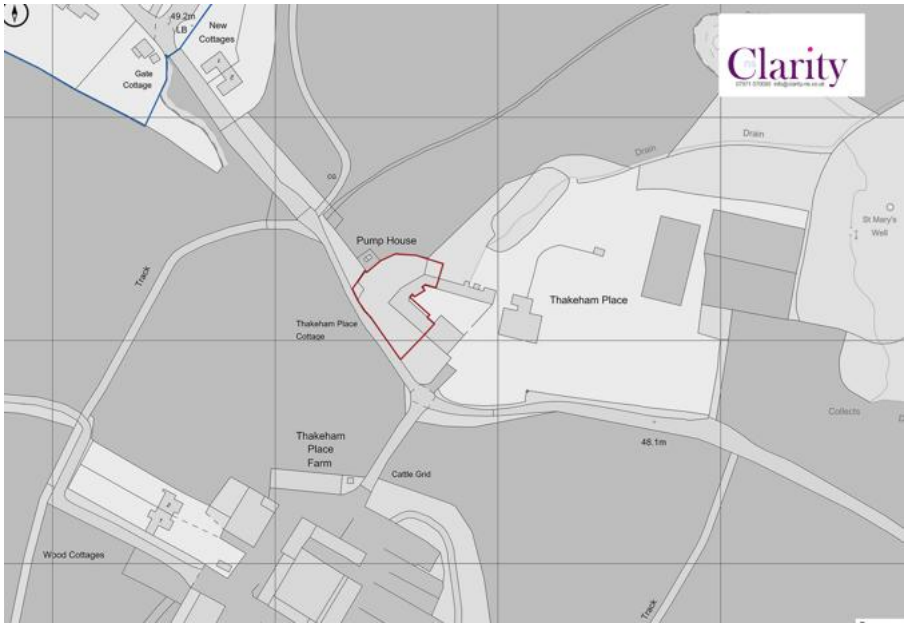
1.2 The application essentially proposes the erection of a modest extension within the internal courtyard and internal alterations. The internal alterations would ultimately result in the change of areas currently used for garaging and other incidental uses with them being brought into function as part of the habitable space of the dwelling. External alterations would also be required to support such.

1.3 The site, as shown on the plan below, is located beyond the main settlement around The Street. The cottage is adjacent to Thakeham Place a Grade II Listed Building for which the record states:

Two parallel ranges. Back range C18 or earlier, front range early C19. Two storeys. Five windows. Hythe sandstone rubble, front of south range stuccoed. Roof of back range Horsham slabs, of front range tiled. Glazing bar missing. C19 porch.

The application site was formerly a building which formed part of the farmstead providing amenities to Thakeham Place and the wider holding. It was separated and turned into an independent dwelling in the lates 1970s/early 1980s.

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Location Plan

1.4 The application is made following the receipt of pre-application advice (reference PE/26/0047). The response to the pre-application request was positive and it was considered that subject to consultation the scheme could be supported by the Council.

1.5 Since the pre-application submission there have been limited changes to the proposed form of the works though these have been finalised and tweaked so as to deliver a high-quality development. Since the advice was received Government has also published an updated National Planning Policy Framework (NPPF); although the changes within are significant when read as a whole we do not consider they materially alter the general support for the scheme.

1.6 The application is located outside of a settlement and within the setting of a Listed Building. It is our contention, however, that the principle of development is acceptable as identified in Policy S4 and the works would not result in harm to the setting of Thakeham Place.

1.7 This statement will set out why we contend that the proposal would accord fully with the relevant policies of both the Development Plan and those contained within the NPPF.

1.8 The final section includes a proportionate heritage statement.

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SCOPE OF SUBMISSION

1.9 The documents submitted in support of the planning application have been informed by the Council's validation list. This statement should be read in conjunction with the following documents:

- Application form (including certificate of ownership)
- Site Location Plan
- Existing and Proposed Site Plans
- Existing and Proposed Elevation Plans
- Preliminary Roost Assessment

STRUCTURE OF PLANNING STATEMENT

1.10 The purpose of this statement is to set out the proposed development in further detail and assess the proposals against the relevant national and local planning policies and other material considerations.

1.11 This statement will include the sections: EIA statement, site description, planning history, description of proposal, planning policy, main planning considerations, heritage statement and conclusion.

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2.0 SITE AND CONTEXT

2.1 The application site is located to the north east of the track as it extends from The Street into Thakeham Place Farm.

2.2 The site consists of a detached building in a horseshoe shape. The buildings consist of former agricultural outbuildings related to Thakeham Place Farm. The buildings include a separate cottage and farm office as well as stabling.

2.3 The building itself is not listed but is within close proximity to the Grade II listed building of Thakeham Place. The building was first entered into the record in 1980 and the Historic England record for this building states:

Two parallel ranges. Back range C18 or earlier, front range early C19. Two storeys. Five windows. Hythe sandstone rubble, front of south range stuccoed. Roof of back range Horsham slabs, of front range tiled. Glazing barn missing. C19 porch.

2.4 The current building is of typical former agricultural appearance though clearly converted to provide residential accommodation. It benefits from a courtyard garden area and parking provision.

2.5 The area of the site is largely level though it slopes down from the end of The Street to the farm.

2.6 The site is also within close proximity to Thakeham Conservation Area which runs along the Street and includes a number of listed buildings. Properties are characterised by being of two stories built into the hill side. There are, however, a few exceptions to this arrangement

2.7 Beyond the site the land is largely agricultural consisting of open fields separating the site from the rest of Thakeham to the south.

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3.0 PLANNING HISTORY

3.1 The table below shows the planning history for the site.

Reference	Description	Decision
DC/07/2445	Repair of, and alterations to, outbuildings adjacent to the farmhouse in order to remove unsympathetic 20th Century works, improve the remaining buildings appearance and ensure their long-term preservation and meaningful use. The works include: the removal of a corrugated-iron roofed lean-to and its replacement with a garage and new entrance for an existing cottage (all achieved behind a retained perimeter brick wall), together with the creation of a drive to the garage; the blocking-up of some superfluous 20th Century doorways; the addition of, and alteration to, some doorways and windows, and the insertion of partitions, in order to allow the existing buildings to more readily function as stores, workshops, garaging, offices, gym and stabling; and the alteration to the end gable of an open sided barn to improve its appearance.	Approved 2008
913.79	Conversion of building to residential dwelling	Approved

3.2 It is clear that the building has an established lawful use in part as an independent dwelling and as part of some agricultural provisions including loose boxes, farm office etc.

3.3 The application for the conversion to a residential dwelling was made in 1979 prior to the entry of Thakeham Place into the historic register. Whilst this is the case, the Council in response to the pre-application confirmed that officers considered the building to constitute a curtilage listed building.

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4.0 PROPOSAL – DESIGN AND ACCESS PRINCIPLES

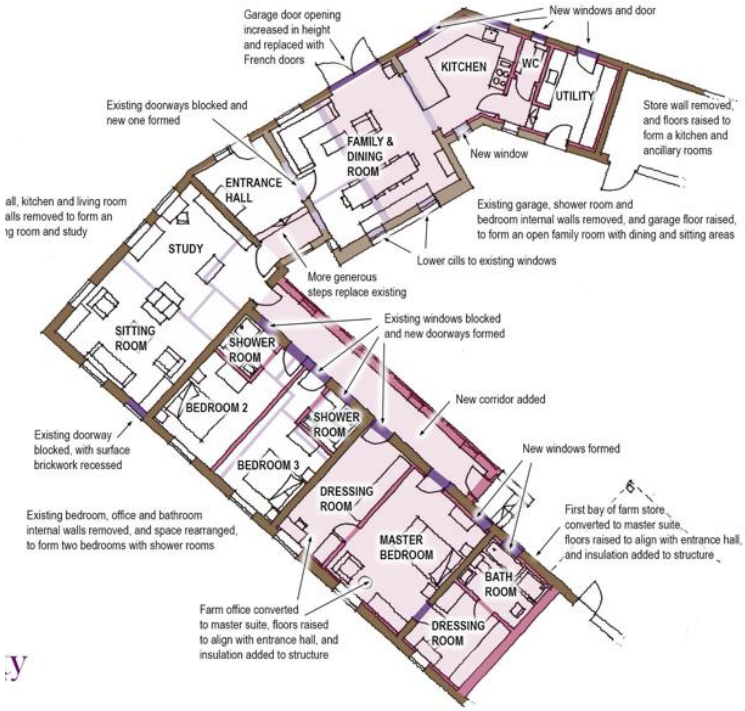
4.1 The application proposes the erection of extension and alterations to the existing building so as to provide an enlarged dwelling.

4.2 The extension would be modest in size utilising a small area of space within the courtyard to provide for such.

Use

4.3 The proposal relates to an existing and lawful building. The building providing space for a cottage and other ancillary provision such as an office, loose boxes, garages etc.

4.4 The proposed development would extend the existing building but would not result in a new unit of residential accommodation.



Proposed Layout

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Amount

4.5 The proposal would involve the erection of a modest extension to provide space for the expansion of the existing residential unit.

4.6 The proposal would result in an expansion of the unit from a current two bed provision to provide room for three bedrooms and enlarged living space.

4.7 There would be no alterations to the number of units on site.

Layout

4.8 The proposed extension would be positioned into the courtyard to provide a corridor. In turn this would allow for the extended dwelling to have a linear form providing three bedrooms on one wing with the habitable rooms (living, kitchen etc) on another, with part of the space being created from the alterations to the existing rooms.

4.9 The external area of amenity, the courtyard, would remain largely unchanged.

4.10 The wider site layout would not be altered as a result of the proposal.

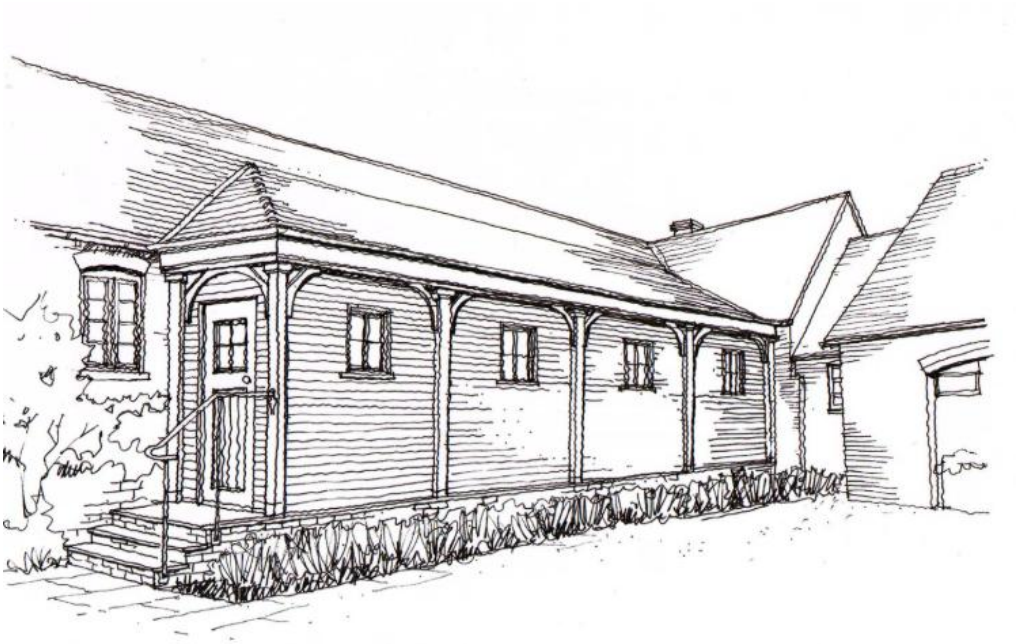
Scale

4.11 The proposed extension would be single storey in form and has been designed to be reminiscent of a cat slide roof with the pitch projecting from halfway along the existing roof scape whilst maintaining the wider eaves height.

Appearance

4.12 The proposed extension would clearly reflect the context of the existing building retaining its wider agricultural form. The cat slide approach to the roof would clearly deliver legible subservience to the built form.

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4.13 The agricultural qualities of the design are further emphasised by the pillar features providing a stable like context to the site.

4.14 The proposed materials would match the existing building including timber cladding.

4.15 The other alterations proposed the external appearance would be in this vein; they would be appropriate for the building retaining its general agricultural setting and domestic form.

Landscaping

4.16 There would be no material changes to the landscaping of the site with it remaining largely unchanged save for the parking arrangements.

Access

4.17 The proposed extension would provide a new entrance to the property coming directly from the courtyard. The existing garage entrance would be altered to provide external access into the garden too.

4.18 There would be a small change to the parking layout though sufficient space would still be provided for such.

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5.0 PLANNING POLICY AND GUIDANCE BACKGROUND

5.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 The approved Development Plan for this site therefore comprises the Horsham District Framework 2015

5.3 The Council is in the process of adopting a new Local Plan. This has been ongoing for some time with reconvened sessions being undertaken earlier in 2026 concerning strategic matters. These matters are now at main modification stage with further sessions scheduled for later in the year. Owing to the extent of the main modifications, the need for subsequent sessions and the recent adoption of the NPPF we consider that at best only very limited weight could be afforded to those policies; whilst this is the case, we do not consider that the relevant emerging policies would have had any material impact on the determination of the proposal.

Planning Policy Constraints

5.4 The site is subject to the following policy constraints:

- Adjacent to a Grade II Listed Building
- Adjacent to Thakeham Conservation Area
- Outside but Adjacent to the Built-Up Area Boundary of Thakeham

Central Government Planning Policy Guidance

5.5 The National Planning Policy Framework (NPPF) was first introduced in March 2012. The NPPF has recently been updated with the latest revised version being published in August 2025. There is also the NPPG and the National Design Guide (NDG); recent case law has confirmed that these should be afforded the same weight as policies within the NPPF.

5.6 The new NPPF has moved from a system of paragraphs to those concerning policies divided under relevant headers and sections. These are also split between policies which apply to plan making and those that apply to decision making. Paragraph 8 sets out that

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plan making policies should not be used when making decisions on development proposals.

5.7 Paragraph 3 of the NPPF makes it clear that the NPPF is a material consideration in decision making and that it should be read alongside the policies in the development plan. This includes, as set out in paragraph 7, the specification of weight to be given to certain benefits and limited circumstances in which it is expected that permissions be refused.

5.8 For the purpose of decision making, paragraph 2 of Annex A states:

Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.

Accordingly, if policies in the Development Plan are materially inconsistent with those in the NPPF they should only be afforded very limited weight.

5.9 Paragraph 16 and 17 states the purpose of the planning system is to contribute to the achievement of sustainable development. It states that in achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental), which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

5.10 Policy S3 of the NPPF sets out the continued commitment to the presumption in favour of sustainable development. This then directs to policies S4 (for those proposals in settlements) and S5 (for those proposals outside settlements). It continues to state that:

In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

5.11 The most relevant sections of the NPPF in relation to this proposal are 3 (Decision Making); 4 (Achieving Sustainable Development); 14 (Achieving well-designed places); 17 (Pollution, public protection and security; 19 (Conserving and enhancing the natural environment); and 20 (Conserving and enhancing the historic environment)

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5.12 Section 3 deals with how decision making should be undertaken, the objective being that it ensures that development proposal are informed by appropriate information and decided in a proportionate, timely and effective manner. The most relevant policies are DM3 (Determining development proposals), DM6 (Use of planning conditions and obligations) and DM7 (Relationship with other regulatory regimes).

5.13 Section 4 deals with how sustainable development can be achieved. The objective of the policy being to meet development needs in a sustainable pattern including maximising the potential for growth. The relevant policies for the proposal are considered to be S3 (Presumption in favour of sustainable development), S5 (Principle of development outside settlements).

5.14 Section 14 deals with achieving well-design places. The objective of the section being to promote high quality, healthy, inclusive and sustainable places through design. The relevant policies to the proposal are considered to be: DP3 (Key principle for well-design places).

5.15 Section 17 deals with the impact of development on the public amenity. The objective being to ensure that development takes into account risks posed by pollution and the other impacts of development on an area. Relevant policies include P3 (Living conditions and pollution) and P4 (Impact of development on existing activities).

5.16 Section 19 deals with the impact of schemes on the landscape character of the landscape. The purpose of the chapter being to influence the design and location of new development to help nature recovery and whilst safeguarding landscapes while not hindering development. The relevant policies for the submission are N2 (improving the natural environment).

5.17 Section 20 deals with the impact of the schemes on the historic environment. The purpose being to ensure that development conserves and enhances the historic character of the area and preserves the settings of such. Any harm to this environment needs to be justified. The relevant policies are HE4 (Securing the conservation of heritage assts); HE5: Assessing effects on heritage assets; HE6: Proposals affecting designated heritage assets; and HE9: Conservation areas

Local Development Plan

5.18 The approved Development Plan for this site therefore comprises the policies of the Horsham District Planning Framework

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The approved Development Plan for this site comprises the Horsham District Planning Framework (HDPF) 2015 and is the overarching planning document for Horsham District outside the National Park for the period 2011-2031. This replaced both the Horsham District Core Strategy and Core Policies issued in 2007.

5.19 The Council is in the process of adopting a new local plan; progress on such has been significantly delayed and therefore the policies contained within cannot be afforded any weight.

5.20 The following Policies of the HDPF 2015 apply to the application site:

- Policy 1 – Sustainable Development
- Policy 24 – Environmental Protection
- Policy 25 – District Character and Natural Environment
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 31 – Green Infrastructure and Biodiversity
- Policy 32 – Quality of New Development
- Policy 33 – Development Principles
- Policy 34 – Heritage Assets and Managing Change within the Historic Environment
- Policy 35 – Climate Change
- Policy 41 – Parking

5.21 The site is also within the Thakeham Neighbourhood Plan area (formally made in April 2017) in which the following policies are considered to be relevant:

- Thakeham 1 – A Spatial Plan for the Parish
- Thakeham 6 – Design
- Thakeham 7 – Heritage Assets
- Thakeham 10 – Green Infrastructure and Valued Landscapes

Other Policy Documents

5.22 The following policy/guidance documents are also considered relevant and have been into account:

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- Thakeham Parish Design Statement 2002
- West Sussex County Council Guidance for Car Parking in New Residential Developments 2010
- National Planning Policy Guidance

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6.0 PLANNING CONSIDERATIONS

6.1 This application proposes the erection of extensions and alterations to result in an enlarged single storey dwelling.

6.2 Based on the planning constraints of the land we consider that the key determining factors will be:

- Principle of Development
- Heritage Impacts
- Impact on the Countryside
- Layout, Design and Visual Amenity
- Standard of Accommodation
- Neighbouring amenity
- Transport and Parking
- Ecology and biodiversity
- Sustainability and construction

Principle of Development

6.3 The application site is located close to, but outside of, the defined settlement boundary of Thakeham.

6.4 Policy S3 of the NPPF sets out the Government basis for the presumption in favour of sustainable development. For developments, such as that subject of this submission, this requires development to be determined in line with Policy S5 relating to those outside of settlements.

6.5 Policy S5 states that:

> *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*

It then goes on to list 10 relevant examples within the list. Or relevance to this submission is that listed at c which *is*

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The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

6.6 Although the NPPF does not define what constitutes *disproportionate* or not, we contend that the proposed works clearly would not constitute such given the relatively modest size.

6.7 Given that the proposal would fall within one such category of Policy S5 we contend that the tilted balance in favour is duly engaged.

6.8 It is recognised, however, that Policy S5.2. of the NPPF is also of relevance. This states:

In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

We recognise that a number of these potential constraints apply to the site, though we do not consider that the proposal fails to comply with them. The remainder of this statement will work through these various aspects (including a Heritage Statement in the next section) to justify such.

6.9 At a local level Policy 28 of the Development Plan states:

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:

1. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict.
2. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account.

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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.
5. Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

6.10 The proposed development would be wholly within the existing curtilage of the property with the works within the courtyard of the host dwelling. It is our consideration, therefore, that the principle of development is wholly agreeable subject to an assessment of its design and impact on the character of the area. In considering the pre-application officers agreed with this position.

6.11 The site is also within the setting of a number of heritage assets including Thakeham Place and the Thakeham Conservation Area. As per the requirements of the NPPF it will be vital to consider the impact of the proposed development on the setting of these assets. In considering the pre-application the Council's Conservation Officer also stated that they consider the application building to be curtilage listed, having been in relation to Thakeham Place at the time of listing.

6.12 In terms of the location of the development, whilst located outside of the built-up area boundary the proposal relates to the expansion of an existing residential building and therefore would not result in a new dwelling. Notwithstanding such, we highlight that the site is only marginally beyond the defined settlement boundary which ends to the north west of the site. Accordingly, future occupiers would inherently be in a sustainable location with direct access to the relevant amenities of Thakeham and not be left solely reliant of private vehicles for day-to-day needs.

Heritage Impacts

6.13 The application site is located in close proximity to the Grade II Listed Property, Thakeham Place. The property is also considered to be curtilage listed as confirmed by the Council in the consideration of the pre-application response. In addition, the Thakeham Conservation Area is located a short distance to the north of the site.

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6.14 The Historic England record for Thakeham Place states:

Two parallel ranges. Back range C18 or earlier, front range early C19. Two storeys. Five windows. Hythe sandstone rubble, front of south range stuccoed. Roof of back range Horsham slabs, of front range tiled. Glazing barn missing. C19 porch.

6.15 At the time that Thakeham Place was listed the application site was part of the wider farmstead forming an agricultural storage building. To this extent the application building is considered to be Curtilage Listed as confirmed by the Council in the pre-application response. Whilst this necessitates the need for listed building consent, we contend that any assessment of impact should be proportionate to the nature of the listing.

6.16 In addition to these assets, the Thakeham Conservation Area is located to the north of site. Whilst this is the case, owing to the nature of the proposal this has, as set out in the following section, effectively been 'screened out' from assessment as the proposal is not likely to result in harm to its setting or character.

6.17 Policy 34 of the Development Plan states that:

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. *Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*

2. *Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*

3. *Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*

4. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*

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5. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*

6. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*

7. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*

8. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

6.18 These principles are also set out within the NPPF where the emphasis is on the conservation and enhancement of heritage assets. The new NPPF has, however, significantly altered the manner in which assessment is undertaken. The new NPPF now looks to examine whether there is harm (or not) from a proposal, rather than looking at whether the harm is less than, or substantial.

6.19 As we will explore in greater detail in the following section of this report it is our contention that the proposal positively responds to its historic environment and would not result in harm to the character or setting of the assets. This position was also confirmed by the Council in the pre-application response.

Impact on the Countryside

6.20 As the site is located outside of a settlement, Policy N2 of the NPPF is of relevance. This states:

1. *To contribute positively to the natural environment, and support nature's recovery, development proposals should:*

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

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b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;

c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;

f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.

3. Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decisionmakers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework,

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including where a policy requires gains for development proposals which are exempt.

6.21 At a local level Policy 25 of the Development Plan seeks to promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should consider landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements local character. For the purposes of this application the policy can be considered to be broadly aligned with the policy of the NPPF though it is narrower in focus.

6.22 Having regard to the nature of the site we contend that whilst it is located within the countryside its setting is predominantly of built form. This position is furthered by the location of the proposed extension being within the existing courtyard. Likewise, the alterations would be within the existing built form of the building.

6.23 In respect of the impact on the character of the countryside it is highlighted that the proposed extensions and alterations are wholly appropriate to their form, respecting the character of both the existing building and the countryside. For example, the proposed extension is articulated in a manner consistent with agricultural buildings including the formation of bays by architectural detailing and the use of a cat-slide roof.

6.24 The proposal would not have any impact on the agricultural land surrounding the site. Whilst the building was formerly used for storage as part of the wider farm this has long since ceased and the use of the building as an independent dwelling has been in lawful use since the grant of permission in the early 1980s.

6.25 As will be discussed in greater detail under subsequent sub-headers below the proposal is supported by detailed ecology surveys and reports highlighting how development can be carried out without resulting in impact on the ecological interests of the site.

6.26 Having regard to the above it is our contention that the proposal would preserve the character of the landscape setting both visually and in the round.

Layout, design and visual amenity

6.27 Although the design, layout and impact on the character of the area is inherently linked to that of the landscape character we nevertheless think it vital to consider such and the overall impact on the local character in its own right.

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6.28 Section 14 of the NPPF states that the creation of high-quality, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development. Development, amongst other things, should be of a high quality that is sympathetic to local character and history, including the surrounding built environment and landscape setting.

6.29 Policy DP3 sets out key principles for well-designed places. It states:

> *1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.*
>
> *2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:*
>
> *a. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;*
> *b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;*
> *c. Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;*
> *d. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;*
> *e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the*

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site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;
f. Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and
g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

3. Development proposals should be refused if, without clear justification, they conflict with paragraph 1 of this policy or relevant aspects of the principles in paragraph 2, or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

4. The principles set out in the Design and Placemaking planning practice guidance should be used to inform how this policy is applied in the absence of locally-produced design policies, guides, codes or masterplans.

5. Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

6.30 In addition to those policies listed above, Policies 32 and 33 of the Development Plan set out the Council's framework for analysis. Policy 32 states:

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;

2. Complement locally distinctive characters and heritage of the district;

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3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;

4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and

5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

6.31 Meanwhile, Policy 33 sets out 11 criteria (though not are all relevant to the proposal) for the consideration of design proposals.

6.32 In addition, Policy 6 of the Neighbourhood Plan states:

The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

Development proposals will be expected to demonstrate have had regard to the Thakeham Parish Design Statement…in particular they should:

i. Use local natural materials externally, particularly bricks and clay tiles (including re-use of reclaimed materials where appropriate)
ii. Realise opportunities for integrated renewable energy technologies, including rainwater harvesting and water efficiency measures;
iii. Use open fencing at the front of properties, such as post and rail, to a maximum height of 1 metre, or hedges with native indigenous plants;
iv. Retain established healthy trees;
v. Minimise the use and effects of external lighting;

6.33 As was set out, and agreed in the pre-application submission, it is our contention that the proposed development represents a high-quality design that positively responds to the local context and the existing building.

6.34 The most notable change from the proposal would be the introduction of the proposed extension within the courtyard. This has been designed to respect the traditional rural appearance of the area. It would incorporate catslide roof extending from the main roofscape. The main elements would be arranged in a manner presenting as bays framed

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by timbered partitions. Such an approach is reminiscent of traditional agricultural buildings such as those used for stabling.

6.35 Additionally, the materials to be used in the construction of the extension would be of appropriate rural form matching that of the existing building to reinforce the nature of the building as a former agricultural building grounding it in its environment.

6.36 In terms of the alterations these would be largely internal but enabled by changes to and additional fenestration detailing to the outside of the building. Such an arrangement would be of appropriate size and spacing for the building positively responding to the existing form of the building. Likewise, the proposed finishes would be consistent with those of the existing building.

6.37 In addition to the changes to the building the layout of the surrounding site would be modestly altered to provide for a curtilage that responds to the changes. This would result in the parking area being located in a suitable manner whilst ensuring that it provides the appropriate amount for the increased size of the dwelling.

6.38 Having regard to the above it is our contention that the proposed development is of a high quality that positively responds to its immediate context and the existing dwelling. To this extent we contend the proposal accords with the relevant policies of the NPPF and the Development Plan.

Standard of Accommodation

6.39 Policy P3 of the NPPF sets out that development proposal should:

> *Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;*

6.40 The proposed development would result in an enlarged dwelling providing 3 bedrooms.

6.41 The Council do not have any specific standards for the provision of internal or external amenity. Whilst this is the case, the Ministerial Space Standards provide minimum sizes for both the size of overall properties and for individual bedrooms.

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6.42 The resulting dwelling would be approximately 215sqm far exceeding the minimum space standards. The individual bedrooms would also exceed the minimum measurements.

6.43 We also highlight that all of the proposed habitable rooms would benefit from windows providing natural light and ventilation. Further, the overall window arrangement would allow for cross ventilation to the benefit of future occupiers and air flow.

6.44 The dwelling would continue to benefit from an appropriate level of external amenity being afforded a generous level of garden including the courtyard area.

Neighbouring amenity

6.45 Policy P3 of the NPPF also sets out that development should:

> *Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);*

6.46 The aforementioned Policy 33 of the Horsham District Framework seeks to ensure that the design avoids unacceptable harm to the amenity of nearby property and land, through occurrences such as noise or overlooking.

6.47 There is only one neighbour potentially to be impacted by the development being Thakeham Place. The two properties already exist in close proximity to one another without adversely impacting on the amenity of one another.

6.48 The proposed extensions and alterations would not change this conclusion. The properties would conclude to respect one another in terms of privacy, and the scale of the extension and changes are not sufficient to result in impacts by way of loss of light or overbearing impact.

6.49 The proposed development would not alter the use of the land to the extent that concerns would arise from the likely noise or disturbance resulting from the development.

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6.50 We therefore contend that the proposal would accord with the relevant policies of the plan and NPPF in this regard and not result in harm to the amenity of neighbours.

Transport and Parking

6.51 Policies 40 and 41 of the Horsham District Planning Framework state that development should provide a safe and adequate access, suitable for all users.

6.52 Given the nature of the proposal we do not consider that there would be any impact on the highway capacity by reason of the development nor to the consideration of the impact on the access.

6.53 The proposal would result in the loss of a garage space; however, space is to be made available within the curtilage of the site suitable for parking.

6.54 In considering the proposal at pre-application the Council did not raise any concern on this matter.

Ecology and biodiversity

6.55 The application is accompanied by a Preliminary Roost Appraisal which concludes that the area of the building from which the extension is proposed has a low suitability for providing a bat roost. A single infrared emergence survey was also carried out, and no bats were observed leaving the area in question.

6.56 Having regard to the above it is not considered that there are any suitable habitats for protected species that would be impacted by the development though enhancements can be included within the build such as bat/bird boxes.

6.57 In terms of biodiversity net gain the proposal is for a householder scheme and therefore complies with one of the exceptions to such.

Sustainability and construction

6.58 Policies 36 and 37 of the Local Plan seek to ensure that development contributes towards the aims of the borough in adapting and meeting the challenges of a changing climate.

6.59 The policies seek to ensure that energy is provided by the most sustainable means and that occupiers are capable of limiting water consumption.

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6.60 The application would seek to integrate the most energy efficient fixtures and fittings where possible. Likewise, the development would seek to make use of sustainably sourced materials during the construction process. Despite specific questions on this matter at pre-application the Council did not indicate that any specific evidence or reports would be required to support such.

6.61 To this extent we contend that the development conforms with policies 36 and 37 and those contained within the NPPF.

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7.0 HERITAGE STATEMENT

7.1 Within this part of the statement we will undertake a proportionate Heritage Statement. The degree of detail appropriate being considered in light of the nature of the proposal (householder) and the assets affected.

Heritage Assets

7.2 As set out above the site is located in close proximity to the Grade II Listed Building Thakeham Place. The application site itself is also considered to be Curtilage Listed being part of the integrate farmstead at the time of listing – planning permission for the conversion of the building being granted around the same time.

Thakeham Place

7.3 The description of Thakeham Place from the Historic England record is set out above; it is a Grade II Listed Building the historic importance of which is in the construction. The main structure is made up of two parallel ranges. The listing detail describes the northern range as being 18th century or earlier and the other as being 19th century. Both have walls made of stone rubble with red brickwork. The front is stuccoed and painted with stone porticos. The roof is pitched with plain clay tile. At the central point there is a valley gutter. Fenestration is largely painted timber with sashes at the front and a combination of sashes and casements at the back and sides. Brick chimneys are located in various positions.

7.4 As a statutory listed building its significance is noted as being a nationally designated asset that warrants protection both in its interest and setting. As no works are proposed to the building itself any assessment is based on the impact on the setting of the building and whether its materially impacts on its significance in this regard. In considering this regard must be given to the fact that Thakeham Place Cottage has already been converted to residential severing the formal tie between the two dwellings.

Thakeham Place Cottage

7.5 The application site is considered to be curtilage listed being a pre-1948 structure that was in the curtilage of the main house at the time of listing in late 1970s. The building consists of a former agricultural building that would have formed part of the farmstead providing storage and various other amenities.

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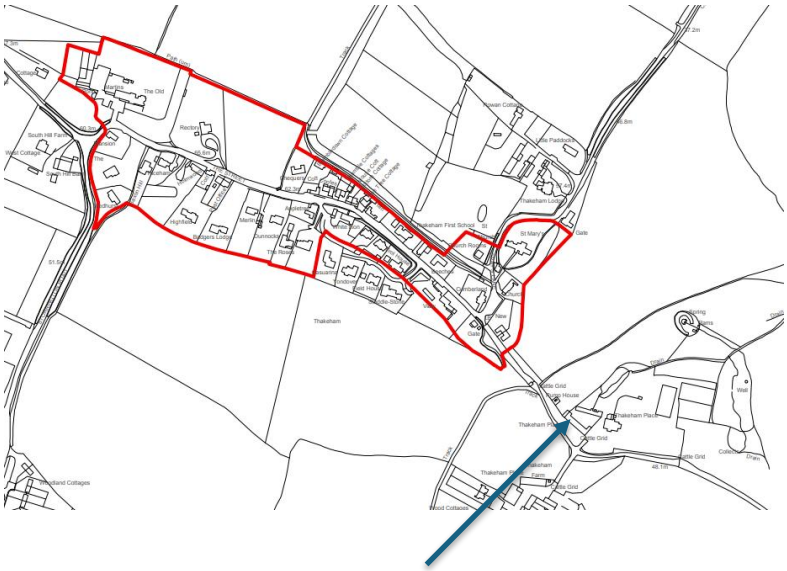
7.6 The building is arranged in a 'U' shape around a central courtyard and includes a variety of pitches and ridge heights which provide a legibility of when the building had been extended at various times in the past.

7.7 The building, though converted, retains some of its historic significance through its appreciation as a former agricultural building. It, however, lacks the value of the main house or of an agricultural building listed in its own right. In assessment of the impact of the proposal regard must be given to the overall form as well as the material impacts. Whilst this is the case, it is notable that the building has previously undergone significant alterations in the 1980s as part of its conversion with its agricultural features and using ceasing so as to provide for residential accommodation.

Thakeham Conservation Area

7.8 The site is also located to the south of the Thakeham Conservation Area; the boundary of which is shown on the plan below. The location of the application site being indicated by the arrow.

7.9 The Conservation Area is largely focused around The Street and includes a number of the village's oldest buildings reminiscent of its time as a rural hamlet. There are a number of listed buildings within the Conservation Area as well as the church and public house. Properties are largely built into the topography of the area and include a range of different types, sizes and forms though the majority are of traditional detailing.



7.10 Owing to the separation distance to the Conservation Area and the nature of the proposal (including consideration of its siting, scale and form) the impact on the Conservation

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Area has been screened out as the scheme is unlikely to result in any changes to its context.

Policy

7.11 Policy 34 of the Development Plan sets out the Council's policy for consideration of heritage assets.

7.12 Nationally the recently adopted NPPF has significantly changed the approach to the determination of schemes impacting on Heritage Assets. While the principles of preservation and enhancement remain the approach to determination has changed with reference to substantial and less than substantial harm no longer being included.

7.13 Whilst this is the case, the general approach remains the same; this is to say that any harm must be weighed in balance with the public benefits. The greater the harm the higher the threshold.

7.14 For the purpose of assessment Policy HE6 states:

2. *Development proposals which would have a positive effect on a designated heritage asset should be supported.*

3. *. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.*

4. *Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.*

7.15 Essentially, if it can be identified that the proposal has a positive impact (including preservation) then the scheme should be approved regardless of the assessment of benefits. If harm is identified, then this needs to be proportionally weighed against the public benefits.

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Assessment of Impact

7.16 The proposed development consists of a modest extension and alterations to the curtilage listed building. As set out in this regard the impacts are likely to be limited to the setting of the statutory listed building and the impact on the curtilage listed application building.

7.17 In terms of the setting of Thakeham Place we consider that the proposal would have no impact on its wider context. The building would continue to be read as the original farmhouse set within the surrounding rural context. None of its historic value would be adversely impacted as a result of the proposed development.

7.18 In respect of the host dwelling we highlight that many of the changes to the building occurred during the conversion to residential in the 1980s. This included the general enclosure of the building which were formerly partially open sided, and of agricultural proportions.

7.19 In terms of fabric the proposed works would be sensitively located and formed so as to respect the existing openings and form of the building. The introduction of the catslide roof would reflect the current arrangement of piecemeal extensions to the building with varying pitches and ridge heights incorporated into the single dwelling.

7.20 The proposed form of the extension including fenestration and the detailing to form bays would reflect the wider context of the building too.

7.21 We consider that these changes would preserve the character and setting of the curtilage listed building. We highlight that this was the conclusion of officers and the Council's conservation officer in the pre-application response.

7.22 Should the Council identify harm then we contend that this would be very limited and the public benefits would outweigh such harm. In principle the main benefit of the scheme is that it would allow for the delivery of a three-bedroom property meeting the identified need for family housing within the borough. The current arrangements, owing to the planform, do not allow for such. Other benefits include the wider investment into the property to benefit of its long-term sustainability and condition as well as the jobs created through the commissioning of the works.

Conclusion

7.23 Overall, we contend the proposal would preserve the character and setting of the identified heritage assets.

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8.0 CONCLUSION

8.1 This application is considered to be a straightforward householder application for the erection of extensions and alterations to enlarge the existing property.

8.2 The submission is made following the receipt of pre-application advice which was largely supportive of the scheme.

8.3 We contend that the proposed development would be acceptable in principle being an extension of an existing dwelling that does not result in harm to either the landscape or historic character of the area.

8.4 Further, the proposal would not result in harm to the amenity of any neighbouring properties nor to the ecological interests of the site. The proposal would not alter the impact of the existing use to the highway by reason of safety nor capacity either.

8.5 For the reasons set out above we contend, as with the pre-application, that the proposal accords with the relevant policies within the Development Plan and the NPPF and we therefore request that permission and listed building consent be granted without delay.

8.6 We trust we have provided you with sufficient information, however, should you have any questions please do not hesitate to get in contact.

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