DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1606
Old Manor , Manor Road, Upper Beeding, West Sussex, BN44 3TJ

DESCRIPTION:
Removal of bamboo screening and replacement timber fence to 1.92m high, with the addition of fence trellis to 2.55m above ground level. (Retrospective). (Householder Application).

RELEVANT PLANNING HISTORY:

The site has an extended planning history, with the most recent detailed below:-

DC/24/1841	Removal of bamboo screening and replacement timber fence to 1.92m high, with the addition of fence trellis to 2.55m above ground level. (Retrospective). (Listed Building Consent).	Under Consideration
DC/15/0609	Single storey extension to north and east elevations and gabled dormer extension to the south elevation (Listed Building Consent)	Application Permitted on 10.06.2015
DC/15/0608	Single storey extension to north and east elevations, gabled dormer extension to the south elevation, and replacement garage (Full Planning)	Application Permitted on 24.07.2015
DC/14/1875	New flint walled and tile roofed extension to the eastern wing, glazed kitchen extension to the north and a new pitched roof to the existing garage. (Listed Building Consent)	Withdrawn Application on 19.11.2014

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Upper Beeding Neighbourhood Plan 2018-2031
Policy 8 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

HDC Conservation: Comment. The boundary fronting Manor Road is a mixture of brick and flint wall and fence panels set in concrete posts. Ideally the timber fence would be replaced with a more traditional structure to reflect the age of the property. The timber fence is reminiscent of a suburban boundary and dilutes the character of the historic rural buildings that are now surrounded by twentieth century suburban development. However, the replacement fence with an additional trellis will not harm the setting of the listed building and will have a neutral impact within the conservation area.

Parish Comments:
None received

Representations:
One representation has been received, objecting to the application for the following reasons: -

- The height of the existing fence and trellis is contrary to local planning policies
- The design of the trellis does not fit with the definition of a trellis, as it does not intend to support plant life
- The appearance of the trellis is at odds with the local community and is out of place

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure

clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy 8 of the UBNP requires the scale, density, massing, height, landscape design, layout and materials of development to reflect the architectural and historic character and scale of the surrounding buildings.

The application relates to a Grade II Listed Building, the Old House, which lies within the built-up area of Bramber and is within a designated Conservation Area. This planning application seeks the retention of replacement boundary fencing which has been installed parallel with Manor Road. The fencing features trellis above which rises to a maximum height of approximately 2.55 metres.

The eastern boundary of the site fronts 20th century suburban style development which contrasts with the pattern of development to the west which lies within the Conservation Area. It is against this more modern context that the fencing is viewed. The presence of timber fencing along the side boundary of a property would not be unexpected in a location such as this, particularly given the style of development to the east of the site. The pre-existing boundary treatment comprised timber fencing comparable to that which has been installed, but at an appreciably lower height. The increased height of the fencing has created a more prominent boundary treatment than previously existed. The presence of a grass verge between the fence and the highway is though considered to have the effect of reducing its visual prominence, such that it is not considered visually overbearing or dominant.

It is considered that the siting of the fence does not harm the setting of the listed building, and has a neutral impact within the conservation area, that character and appearance of which would be preserved.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The existing fencing fronts a highway and dwellinghouses opposite are located at higher ground levels in excess of ten metres away. It is considered that the height and siting of the existing fencing, and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

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/24/1606
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	15.10.2024
Block plan		NONE	15.10.2024
Location plan		0006_0001 REV 01	15.10.2024
Location & Site plan		B0117-NMB-IM-A-1000	26.11.2024
Elevation plan	South	B0117-NMB-IM-A-3000	26.11.2024
Elevation plan	East	B0117-NMB-IM-A-3001	26.11.2024
Elevation plan	North	B0117-NMB-IM-A-3002	26.11.2024
Supporting Docs	Heritage Statement	NONE	26.11.2024

DELEGATED

Case Officer sign/initial Joshua Lee Date: 31.01.2025

Authorising Officer sign/initial Guy Everest Date: 06.02.2025