Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0538
Frylands , Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:

Erection of a single storey rear extension with minor internal alterations. Replacement of existing detached store with a garage and garden store (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/24/0537	Erection of a single storey rear extension with minor internal alterations. Replacement of existing detached store with a garage and garden store (Householder Application).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34 - Cultural and Heritage Assets

Wineham and Shermanbury Neighbourhood Plan 2014-2031:
Policy 5 - Design

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 Officer: No Objection - Frylands is a grade 2 listed building located in a rural location on the southern side of Frylands Lane. It is considered that the significance of the building relates to the historic fabric of the building, and its character as a historic farmstead.

The application seeks to agree a number of alterations including enlarging the opening between the lobby and utility room, and to remove the corner studwork wall. It would not be considered that these works would result in harm to the special interest of the listed building.

The proposal also seeks to remove the infill panels to the timber frame to extend the kitchen space through the construction of a single storey extension. It is noted that the extension would be in a similar position to an earlier outshot, and that the timber corner post would be retained. Although the extension would result in the loss of some historic material it is not considered that it would result in such harmful change as to affect the buildings historic interest as a whole.

The application also relates to the construction of a timber framed garage and store to replace a stable building. Although it would normally be suggested that a more traditional pitch is constructed, in this instance, due to the buildings location and the layout of the wider farm buildings the lower pitch retains

the character of the building as a subservient domestic structure that compliments and does not compete with an appreciation of the main house.

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

Paragraph 205 of 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)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Frylands is a grade 2 listed building located in a rural location on the southern side of Frylands Lane. It is considered that the significance of the building relates to the historic fabric of the building, and its character as a historic farmstead.

Following consultation with the HDC Conservation Officer, it was concluded that the alterations including enlarging the opening between the lobby and utility room, and to remove the corner studwork wall would not result in harm to the special interest of the listed building. The proposal also seeks to remove the infill panels to the timber frame to extend the kitchen space through the construction of a single storey extension. It is noted that the extension would be in a similar position to an earlier outshot, and that the timber corner post would be retained. Although the extension would result in the loss of some historic material it is not considered that it would result in such harmful change as to affect the buildings historic interest as a whole.

Additionally, although it would normally be suggested that a more traditional pitch is constructed, in this instance, due to the buildings location and the layout of the wider farm buildings, the lower pitch retains the character of the building as a subservient domestic structure that compliments and does not compete with an appreciation of the main house.

Overall, it is therefore considered that the development would be in accordance with Policy 34 of the HDPF.

Recommendation: Application Permitted

Conditions:

1 **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.

2 **Pre-Commencement Condition**: Prior to relevant work beginning to the proposed garage and garden store, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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).

3 **Pre-Commencement Condition**: No relevant works shall commence for the rear extension until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new windows, and external doors.
These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

NOTE TO APPLICANT
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/0538
Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing Elevations	23852/121	08.04.2024
Location & Block plan	Proposed Site Plan and Site Location Plan	23852/200	08.04.2024
Elevation plan	Proposed Elevation	23852/220	08.04.2024
Elevation plan	Proposed Elevation	23852/221 Rev A	08.04.2024
Location & Block plan	Existing Site Plan and Site Location Plan	23852/100	08.04.2024
Elevation & Floor plan	Garage Proposed Plan and Elevations	23852/310	08.04.2024
Floor plan	Proposed Ground Floor Plan	23852/210 Rev A	08.04.2024
Floor plan	Existing Ground Floor Plan	23852/110	08.04.2024
Floor plan	Existing First Floor Plan	23852/111	08.04.2024
Floor plan	Existing Second Floor Plan	23852/112	08.04.2024
Elevation & Floor plan	Existing Garage Plans and Elevations	23852/113	08.04.2024
Elevation plan	Existing Elevations	23852/120	08.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.06.2024

Authorising Officer sign/initial Tamara Dale Date: 07.06.2024