DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0537
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 (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0538	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).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

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

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

Nature Space (Newt Officer): No Objection

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and consider there would be no likely impact on great crested newts or their habitats. Therefore have no comments to make at this time. If the proposal changes, then please seek further advice if necessary.

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.

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 application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent.

These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 32 and 33 of the HDPF seeks 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 5 of the Wineham and Shermanbury Neighbourhood Plan states that development proposals should ensure that the design is in keeping with the prevailing character of the surrounding area.

The application site (Frylands) is situated within the countryside outside of the built-up-area boundary. Frylands is located within the Hamlet of Wineham, which stretches the length of Wineham Lane. The site lies to the south of Frylands Lane and consists of a Grade II Listed house. The property is part of a farm complex situated on secluded ground with large private gardens to the west, surrounded by fields and open countryside, with stables to the east.

Single storey rear extension

The application seeks planning permission for the erection of a single storey rear extension which it is outlined is in the location of the footprint of the historic two-storey rear wing which was dismantled during the 1950's. The single storey rear extension would provide for a new kitchen dining space and will open out onto the garden terrace. Internal alterations have been proposed between the kitchen and utility rooms allowing the original building to be highlighted and enlarging the existing opening into the utility from the lobby.

The addition of the single storey rear extension and internal works would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. Overall, the extension is generally considered well-designed, and would remain in-keeping with the prevailing rural character of the wider surrounding area. As such, the proposal is considered in accordance Policies 32 and 33 of the HDPF in terms of design, scale, and appearance.

Garage

The existing store building which is being proposed to be demolished and replaced with a single storey garage is detached to the main house and is not part of the Listed Building, however, is located within the curtilage of the Listed Building. The store building is considered to have no architectural or historical value. The proposal is to construct a three and a half bay garage. It is noted that currently there are no garage facility for the property, this building will provide sheltered parking and garden store and is appropriate in scale to a property of this size. The proposed garage would allow the existing driveway to be clear of obstruction. As such, the proposal is considered in accordance Policies 32 and 33 of the HDPF in terms of design, scale, and appearance.

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

Heritage Impacts:

Policy 34 of the HDPF states that development should be 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.

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.

Amenity Impacts:

Policy 33(2) 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 proposed works would be set a substantial distance from neighbouring boundaries. Given the separation distance of the proposed extension to the existing neighbours, coupled with the orientation of the extension and proposed garage, their height and fenestration arrangements, it is not anticipated that the overall development would amount to any adverse harm to neighbouring amenity by way of overlooking, overshowing, or overbearing. The proposal is considered in accordance with Policy 33(2) of the HDPF in terms of its impact on neighbouring and future occupant 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

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

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**: 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).

4 **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).

5 **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).

6 **Regulatory Condition**: The detached garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Frylands, Frylands Lane, Wineham and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policy 33 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/24/0537
(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
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