Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1094
The Old School , Steyning Road, Wiston, West Sussex, BN44 3DD

SITE LOCATION & DESCRIPTION:

The site relates to an old school and masters house, now converted into two dwellinghouses. The Old School is Grade II Listed. This application relates to the dwelling to the north side of the site.

Permission is sought for the demolition of the existing side extension and erection of a single storey side extension. Permission is also sought for changes to the fenestration and the installation of five rooflights.

Solar panels are also proposed to the extension roof.

While internal and assessed under the Listed Building Consent only internal alterations including a new staircase are also proposed.

RELEVANT PLANNING HISTORY:

DC/24/1095	Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Listed Building Consent)	Concurrent application under consideration
DC/22/2146	Alterations and refurbishment works to dwelling including changes to fenestration and installation of a rooflight, removal of later partitions and ceiling and replacement with new internal partitions and internal alterations, and creation of partial first floor mezzanine served by new staircase. (Listed Building Consent)	Application Permitted on 07.02.2023

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

The Horsham District Local Plan 2023-2040
The Horsham District Local Plan 2023-2040 was submitted for examination on the 26th of July 2024. Paragraph 48 of the NPPF states that *"local planning authorities may give weight to relevant policies in emerging plans according to:*

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework [NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)"

Policies in this Plan do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since the 26th of July 2024, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The relevant policies are:

Strategic Policy 1: Sustainable Development
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Neighbourhood Plan:
Wiston Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 12 October 2017.

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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:

The Old School consists of the school rooms and an attached headmaster's house. The school was built in 1844. The school closed around the second world war, and was converted into two dwellings in the 1970s. The building is faced in flint with long and short stone surrounds. Its special interest is informed by the architectural quality of its materials and also its historical value as a rural school supported by local patrons.

As part of the conversion of the building in the 1970s the school hall element was subdivided, and a ceiling added. The distinctive windows to the east were also lowered and infilled with flint, and the door on the eastern elevation infilled with a window. The current application seeks to remove the majority of the modern partitions. Removing the 1970's partitions would enable a greater appreciation of the

internal space as a school hall. The current layout is confusing with the lowered ceilings making the building feel very domestic in scale and effectively masking the attractive original roof above. Opening the whole space would be beneficial by better reflecting the original experience of the space.

The removal of the lean-to extension and the outbuilding will not harm the historic or architectural interest of the former school. And the contemporary design of the replacement extension will advertise the later additions without compromising the historic character of the listed building.

Parish Comments:

None received

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 28 of the HDPF states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 34 of the HDPF 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. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Strategic Policy 19 Development Quality from the emerging plan holds limited weight. The policy expects high-quality and inclusive design for all development in the District to be provided based on a clear understanding of the local, physical, social, economic, environmental and policy context.

Strategic Policy 20: Development Principles from the emerging plan holds limited weight. The policy expects development to conserve and enhance the natural and built environment, and deliver beautiful and sustainable buildings and places.

Policy 45: Replacement Dwellings and House Extensions in the Countryside from the emerging local plan holds moderate weight. The policy supports house extensions, replacement dwellings and outbuildings outside of the defined built-up areas if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 21: Heritage Assets and Managing Change within the Historic Environment from the emerging local plan holds limited weight. The policy states that "The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings".

The removal of the lean-to extension and the outbuilding would not harm the historic or architectural interest of the former school. While the proposal would incorporate a contemporary design that would contrast the architectural features of the property, the contemporary design of the replacement extension will advertise the later additions without compromising the historic character of the listed building. Following consultation with the Council's Design and Conservation Officer, no objections have been raised.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the setting of the listed buildings and which would not harm the character or appearance of the wider area. 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 proposed rooflights at first floor level are expected to cause some additional opportunity for overlooking. Given the distance between the two properties and the limited number of rooflights on each elevation, it is not considered that the proposal would result in harm.

The set back from the boundary with the southerly dwelling also prevents the solar glare from the panels causing unacceptable impacts on neighbouring amenity.

It is considered that the siting and layout of the proposed extension 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 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 (Relevant Works) Condition**: No relevant works shall commence 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:

New roof details including sections through:
- roof ridge
- valleys
- eaves
- verges

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

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

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. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

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).

5 **Regulatory Condition** All new and replacement rainwater goods shall be cast iron or cast aluminium.

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** All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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/24/1094
(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
Site plan	Proposed Site Plan	125	17.07.2024
Floor plan	Proposed Ground Floor Plan	225	17.07.2024
Floor plan	Proposed First Floor Plan	226	17.07.2024
Roof plan	Proposed Roof Plan	227	17.07.2024
Elevation plan	Proposed Window Replacement Details	326 REV B	23.07.2024
Elevation plan	Proposed Elevations	325 REV A	17.07.2024
Location & Site plan	Site Location Plan	50 REV A	23.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10/09/2024

Authorising Officer sign/initial Tamara Dale Date: 11/09/2024