DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0525
Bakers End, Park Street, Slinfold, West Sussex, RH13 0RU

DESCRIPTION:
Erection of a two-storey rear extension, including installation of log burner and flue (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0526	Construction of a log burner and associated flue to existing two storey rear extension (Listed Building Consent).	Under Consideration
DISC/23/0038	Approval of details reserved by condition 3, 4, and 5 to approved application DC/22/2025.	Application Permitted on 28.03.2023
DISC/23/0036	Approval of details reserved by condition 2, 3 and 4 to approved application DC/22/2026.	Application Permitted on 28.03.2023
DC/22/2026	Erection of a two-storey rear extension (Listed Building Consent).	Application Permitted on 30.12.2022
DC/22/2025	Erection of a two-storey rear extension (Householder Application).	Application Permitted on 30.12.2022

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

Slinfold Neighbourhood Plan
Policy 5: Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
HDC Conservation Officer: No Objection

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
Bakers End is a two-storey Grade II listed dwelling originally dating from the 16th century and is situated on the south side of Park Street. The dwelling has been altered and extended over the centuries to the north, south and east.

Planning permission is sought for the construction of a log burner and associated flue to the southwest corner of a two-storey rear extension consented in December 2022 under ref: DC/22/2026. The proposed flue is to be located externally, to a height which is in line with the ridge height of the extension. The extension (to which the flue would be attached) has not yet been completed and the description of works also therefore refers to the previously approved extension.

Character and appearance

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 for of development within its setting), should require clear and convincing justification."

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 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

As part of the application process amended plans have been received to encase the flue in a brick structure, in order to conceal the flue and better assimilate with the extended listed building. It is considered the amended scheme would result in no adverse impacts on the significance of the listed

building. The extension remains as previously consented under the preceding listed building consent and there are no reasons to revisit or reconsider the existing extant consent.

The proposal would preserve the historic interest of the Grade II Listed Building and no adverse impacts on the character or appearance of the wider surrounding area would result, in accordance with development plan 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.

It is considered that the siting and layout of the proposal 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 **Regulatory Condition**: The development hereby permitted shall take place in strict accordance with the details of new and replacement windows and doors approved under application ref: DISC/23/0038 on 28.03.2023.

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).

4 **Regulatory Condition**: The development hereby permitted shall take place in strict accordance with the dormer roof details approved under application ref: DISC/23/0038 on 28.03.2023.

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**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

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 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).

7 **Regulatory Condition**: The development hereby permitted shall take place in strict accordance with the material schedule approved under application ref: DISC/23/0038 on 28.03.2023.

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).

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/24/0525

(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
Details plan	Window schedule	22813/302	04.04.2024
Details plan	Proposed Bi-fold door	22813/303	04.04.2024
Details plan	Proposed double door	22813/304	04.04.2024
Details plan	Proposed window	22813/305	04.04.2024
Details plan	Proposed window	22813/306	04.04.2024
Details plan	Proposed window	22813/307	04.04.2024
Location & Block plan		22813/100 REV A	04.04.2024
Floor plan	Existing	22813/110	04.04.2024

Floor plan	Existing	22813/111	04.04.2024
Elevation plan	Existing	22813/120	04.04.2024
Location & Block plan	Proposed	22813/200 REV A	04.04.2024
Floor plan	Proposed	22813/210 REV F	14.05.2024
Floor plan	Proposed	22813/211 REV G	14.05.2024
Elevation plan	Proposed	22813/220 REV H	14.05.2024
Elevation plan	Proposed	22813/221 REV E	14.05.2024
Elevation plan	Proposed Dormer	22813/300	04.04.2024
Details plan	Door schedule	22813/301	04.04.2024
Supporting Docs	Application Form	NONE	04.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.06.2024

Authorising Officer sign/initial Guy Everest Date: 26.06.2024