Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2329
Bell Cottage , Bell Road, Warnham, West Sussex, RH12 3QL

DESCRIPTION:
Replacement of existing windows (wood and single glazed) (Householder Application)

RELEVANT PLANNING HISTORY
None relevant

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

Warnham Neighbourhood Development Plan 2017-2031
Policy W5- Design of Residential Development

Warnham Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Design and Conservation Officer: No Objection. The existing window frames are clearly deteriorated beyond practicable repair. The proposed replacement casements are acceptable. There are some surviving historic glass panes that should be reused in the new timber casements.

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

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 Horsham District Planning Framework states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy W5 of the NP states that development will be supported where they demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

The application site comprises a semi-detached, two storey, grade II listed building, located on the southern side of Bell Road. The surrounding area is rural in nature although Bell Cottage is part of a small cluster of properties located on either side of Bell Road. The application site is outside of any built-up area boundary and is therefore within a countryside location.

The application seeks permission for the replacement of existing windows (wood and single glazed). While there is glass within the frames which are of historic interest the timber is clearly beyond reasonable repair and there can be no objection to their removal and replacement. The detailing and proportions of the replacement windows is appropriate to the remainder of the listed building. A condition is recommended to require a Method Statement for the reuse of historic glass within the replacement windows.

For the reasons set out, it is considered that the proposal, subject to conditions, would have no adverse impact on the significance or historic interest of the listed building, and would similarly have an acceptable impact on the character and appearance of the wider surrounding area.

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 nature of the proposal would have a neutral impact on neighbouring amenity, and no unacceptable harm would arise.

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**: No development shall commence until a Methodology Statement relating to the surviving historic glass panes has been submitted to and approved in writing by the Local Planning Authority. The Statement shall identify the surviving historic glass panes to be retained in the new windows, the method of removal, and the method of installation within the new windows. Alternatively, where it is not possible to retain the surviving historic glass panes, a written statement justifying why this is not possible shall be included.

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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and Heritage Statement.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/23/2329

(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		01	29.12.2023
Block plan	As existing and proposed	02 REV A	04.01.2024
Floor plan	Ground, as existing and proposed	05 REV A	04.01.2024
Elevation plan	As existing and proposed	06 REV A	04.01.2024
Elevation plan	North West, as existing and proposed	07 REV A	04.01.2024
Elevation plan	North East, as existing and proposed	08 REV A	04.01.2024
Elevation plan	South East, as existing and proposed	09 REV A	04.01.2024
Details plan	Window 1 Plan, as existing and proposed	10 REV A	04.01.2024
Details plan	Window 1 open plan, as existing and proposed	11 REV A	04.01.2024
Details plan	Window 1 plan, as existing and proposed	12 REV A	04.01.2024
Details plan	Window 1 Section, as existing and proposed	13 REV A	04.01.2024
Details plan	Window 1 section, as existing and proposed	14 REV A	04.01.2024
Details plan	Window 1 elevation, as existing and proposed	15 REV A	04.01.2024
Details plan	Window 6 plan, as existing and proposed	16 REV A	04.01.2024
Details plan	Window 6 open plan, as existing and proposed	17 REV A	04.01.2024
Details plan	Window 6 plan, as existing and proposed	18 REV A	04.01.2024
Details plan	Window 6 section, as existing and proposed	19 REV A	04.01.2024
Details plan	Window 6 sections, as existing and proposed	20 REV A	04.01.2024
Details plan	Window 6 elevation, as existing and proposed	21 REV A	04.01.2024
Details plan	Window Beads and cross section, as existing and proposed	22 REV A	04.01.2024
Details plan	Window 1 plan, as existing and proposed	23 REV A	04.01.2024
Details plan	Window 1 elevation and section, as existing and proposed	24 REV A	04.01.2024
Details plan	Window 5 plan, as existing and proposed	25 REV A	04.01.2024
Details plan	Window 5 elevation and section, as existing and proposed	26 REV A	04.01.2024

Details plan	Window 6 plan, as existing and proposed	27 REV A	04.01.2024
Details plan	Window 6 elevation and section, as existing and proposed	28 REV A	04.01.2024
Supporting Statement	Heritage	NONE	29.12.2023

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 01.05.2024