Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/2218
2 Old School Cottages , Lynwick Street, Rudgwick, West Sussex, RH12 3DG

DESCRIPTION:

Removal of existing conservatory and remodelling of existing porch. Erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

None relevant

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

Neighbourhood Plan:
Rudgwick Neighbourhood Development Plan 2021-2031
RNP6 – Materials

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 Design and Conservation (Initial Response): Objection

Old School Cottages appear to have been part of the nineteenth century school and may well be older than that. This presumption is supported by the early edition O.S. maps of the late nineteenth century which show a school building much larger than the listed Old School House. The principal elevation is tile hung and the shallow window reveals suggest a timber framed elevation. The rear and east gable elevation is constructed in English bond with vitrified blue headers suggesting an earlier construction date than the mid-nineteenth century. For these reasons, the property can be considered a non-designated heritage asset.
The existing conservatory is harmful and its removal is welcomed. However, the proposed flat roof extension is reminiscent of ubiquitous suburban extensions with no architectural merit. This will also result in harm to the interest of the non-designated asset. I think there is potential for extension but this should be a design that respects and reinforces the historic interest of the cottage

HDC Design and Conservation (Subsequent Response): Conditions recommended

Parish Comments:

No Objection

Representations:

One letter of representation received raising no objection to the application.

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 6: Design of the Rudgwick Neighbourhood Plan states that – “Development should utilise materials that reflect the common building styles across the Parish. New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details”.

The proposal would entail removal of an existing conservatory and its replacement with a larger single storey rear extension. Following amendments to the design, while the proposed single storey rear extension would be a larger addition to the rear of the host property it is considered the proposal would reflect the form, scale and detailing of the existing building and would appear as a coherent and

sympathetic addition. The proposed extension would not be particularly visible from a public vantage point, and it is considered that given the mixture of building forms and designs making up the dwellings within the vicinity the proposed works would not have a significant or detrimental impact on the host property, the setting of the Grade II Listed Building, wider surrounds or the countryside location. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

The alterations to the existing porch would not adversely impact on the setting of neighbouring Grade II Listed Building, the significance and historic interest of which would therefore be retained. 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.

Whilst the proposed extension would extend up to the shared boundary, it is considered that the depth and height of the addition would be sufficient that the proposal would not result in 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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed elevations plan drawing numbered DE1181/05 REV P3.

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).

4 **Regulatory Condition**: The roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing cut verges.

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 windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

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**: Any roof lights fitted 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).

7 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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/23/2218
(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 & Block plan	Site Location & Block Plan	DE1181/01 REV P1	04.12.2023
Elevation plan	Existing Elevations	DE1181/03 REV P1	04.12.2023
Floor plan	Existing Ground Floor Plan & Outbuilding	DE1181/02 REV P1	04.12.2023
Elevation plan	Proposed Elevations	DE1181/05 REV P3	28.08.2024
Floor plan	Proposed Floor Plans	DE1181/04 REV P3	16.07.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.08.2024

Authorising Officer sign/initial Tamara Dale Date: 28.08.2024