



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0531

Orange Tree Cottage, Rectory Lane, Pulborough, West Sussex, RH20 2AD

DESCRIPTION:

Remedial structural works to the roof of the single storey extension. (Retrospective) (Householder).

RELEVANT PLANNING HISTORY:

DC/26/0532	Remedial structural works to the roof of the single storey extension. (Retrospective) (Listed Building Consent).	Pending Consideration
DC/24/0452	Fell 1x Fig (Works to trees in conservation area)	Application Permitted on 07.06.2024

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 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

Pulborough Neighbourhood Parish:

Policy 15: Design

Policy 16: Water Neutrality

Pulborough Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

HDC Conservation: No objection

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:

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 HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

Policy 15 of the Pulborough Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement.

Orange Tree Cottage is a Grade II Listed two-storey dwelling with single-storey side additions, located on the southern side of Rectory Lane within the Pulborough (Lower Street) Conservation Area. It is constructed from a mix of grey brick with red brick dressings to the principal (south-west) elevation, and rubble ironstone to the rear and side elevations. The main roof is hipped and covered with plain clay tiles with two tall brick stacks on its east and west roof slopes. The roof has slightly over hanging eaves and modern rainwater goods.

The 1980 List Entry describes the building as follows: " Early C19. Two storeys. Three windows. Fronted with grey headers with dressings quoins, stringcourse and modillion eaves coggling cornice of red brick. Sides and back ironstone rubble. Hipped tiled roof. Glazing bars missing. Two modern bays on ground floor with porch between."

Planning permission is sought to regularise re-roofing works already undertaken to the single-storey, north-westerly extension to Orange Tree Cottage. The schedule of works consisted of stripping existing clay and concrete tiles from roof; replacement of rotten timber rafters and battens; installation of insulation; laying of natural slates.

It is set out in the planning statement that the interior of the extension, which is used as a utility room, was damp and suffering from water ingress. Upon further investigation the rafters were found to be rotten which compromised the structural integrity of the roof. It was also evident that the roof had been altered and repaired during its lifespan, with the roof structure comprising a mix of timber rafters of different sizes, some supplemented by modern machine sawn timber members. Some rafters were missing. A mixture of different types of felt membranes was also evident and there was insufficient air flow which was exacerbating the structural issues. The roof tiles were a mixture of historic clay and concrete plain tiles also evidence of repair over the years.

Due to the poor condition and construction of the existing roof structure, the need was identified to replace the roof in its entirety. The existing tiles, a mix of clay and concrete tiles, were found to be unsuitable for the pitch of the roof which is shallow. It is understood that this was causing water penetration which had saturated the roof members underneath, especially as rainwater is discharged down the roof slope by the rainwater goods. Increasing the pitch of the roof of the extension was considered but discounted on the basis that it would have interfered with the 1st floor casement window above it, which abuts the lead flashing of the roof. Instead, the clay tiles were replaced with natural English slate a traditional finish to suit the pitch of the roof and would allow rainwater to flow off the roof efficiently, preserving the roof structure underneath. The clipped verge detailing of the clay tiled roof has been retained.

The change in roof material to slate has had a visual impact on the character of Orange Tree Cottage, however the north-westerly side extension is a later addition on a secondary elevation that has been altered over the years, also the cottage itself is constructed from mixed materials reflecting its evolution over the centuries. HDC Conservation has been consulted and it is considered that the roof works and addition of slate to the extension is considered to be of a design, form and scale which is acceptable to the character and appearance of the existing Grade II listed dwelling, and which would not harm the character or appearance of the wider conservation 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.

It is considered that the siting and layout of the proposed works 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

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

Recommendation: Application Permitted

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/26/0531

(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
Block plan	Block Plan	DWGPS00046/BP Sheet 1	31.03.2026
Elevation plan	Existing Elevations	DWGPS00046 Sheet 2	27.03.2026
Elevation plan	Proposed Elevations	DWGPS00046 Sheet 3	27.03.2026
Roof plan	Roof Plans	DWGPS00046 Sheet 4	27.03.2026
Section plan	Roof Sections	DWGPS00046 Sheet 5	27.03.2026
Location plan		NONE	27.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2026

Authorising Officer sign/initial Tamara Dale Date: 20.05.2026