Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0849
Wappingthorn Manor, Horsham Road, Steyning, BN44 3AA

DESCRIPTION:

Renovation of existing bothy, erection of a replacement garage, creation of new parking area, erection of garden store, glass house, and works to existing pool building, and associated landscaping (in lieu of previous permission refs: DC/21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813) (Householder Application)

RELEVANT PLANNING HISTORY:

There is an extensive planning history for the site, of direct relevance to this application is:-

DC/24/0850	Renovation of existing bothy, erection of a replacement garage, creation of new parking area, erection of garden store, glass house, and works to existing pool building, and associated landscaping (in lieu of previous permission refs: DC21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813) (Listed Building Consent).	Pending
DC/22/1895	Erection of an indoor tennis court building and hardstanding area.	Application Permitted on 06.06.2024
DC/21/0812	Demolition of existing staff cottage and erection of a new staff cottage (Full Application).	Application Permitted on 23.07.2021
DC/21/0813	Demolition of existing staff cottage and erection of a new staff cottage (Listed Building Consent).	Application Permitted on 23.07.2021
DC/21/0400	Erection of four-bay garage and store with studio above and erection of garden room and tennis pavilion with associated works. (Listed Building Consent)	Application Permitted on 03.06.2021
DC/21/0399	Erection of four-bay garage and store with studio above and erection of garden room and tennis pavilion with associated works. (Full Planning)	Application Permitted on 03.06.2021
DC/19/1329	Erection of a staff cottage, greenhouse, potting shed with garden store, tennis pavilion and 2.No garages with staff accommodation all ancillary to main dwelling. (Listed Building Consent)	Application Permitted on 03.09.2019
DC/19/1328	Erection of a staff cottage, greenhouse, potting shed with garden store, tennis pavilion and 2.No garages with staff accommodation all ancillary to main dwelling. (Householder)	Application Permitted on 03.09.2019

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

Neighbourhood Plan:
The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.
SNDP1 Green Infrastructure & Biodiversity
SNDP2 Responsible Environmental Design
SNDP3 Contribution to Character
SNDP4 Improving our facilities
SNDP5 Local Green Space

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

The permitted scheme to replace several ancillary buildings would have had a positive impact on the setting of the listed building. This revised proposal will retain the existing buildings but improve their appearance through alteration. This is a less desirable proposal but will not increase the impact of the existing buildings. Satisfied the proposed garden building is also acceptable. The level of information provided by the architect means no detailed conditions are required in this case.

HDC Arboriculture: No Objection

No trees of significant landscape value or woodland of significant habitat value will be foreseeably impacted upon by the development proposal at the property. No arboricultural concerns are raised.

Archaeological Advisor: No Objection

The postulated route of the of the Roman Road from Hardham to Barcombe Mills (Archaeological Notification Area DWS 8725) passes through the southern part of the site. However, the below-ground impact of the proposed buildings is limited in scale and outside of the area identified as the ANA and so the proposals are unlikely to significantly impact on any archaeological remains and we have no archaeological concerns in this case.

NatureSpace (Newts): No Objection

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

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

The application property contains a generously proportioned Grade II Listed Building located approximately 1.5km north-west of the outskirts of Steyning. The property includes extensive grounds and is accessed by means of a private driveway leading onto Horsham Road to the south-east. The Manor sits within a large residential plot, that includes landscaped gardens, swimming pool and outdoor tennis court. At the front of the Manor are formal front gardens, parking spaces and circulation roadways. The wider site includes maintained lawns/meadows, a manmade lake and a mini golf range.

The application site falls outside of any defined built-up area, and is bounded by designated ancient woodland to the south-west. There are two neighbouring dwellings located to the northeast of the overall site, which share the same private access, and within the wider surroundings there are other scattered houses and farms.

The works proposed in this application affect several areas surrounding the house. A small area to the south where the garden store is proposed, a degraded area behind the swimming pool building where the car parking area is proposed, and the proposed glass house will be sited

This application seeks permission for works in lieu of previous permission refs: DC/21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813 and are aimed at renewing and updating previous permissions dating 2021.

Works include the renovation and restoration of an existing bothy that sits on the main approach to Wappingthorn Manor and in its current form is considered to detract from the heritage asset. Brick and stonework facing is to be used to continue the vernacular of Wappingthorn, with new bay windows proposed, and also replacement timber and metal doors and windows.

A garden store is proposed in the corner of the garden, set far away from the manor. to facilitate gardening staff and tools storage. New timber or metal doors and windows are included. The garden

store is to future proof the ability of the existing gardeners and staff to efficiently maintain the grounds of Wappingthorn Manor. The ground floor area introduces storage for machinery and tractors, as well as tools that are required for the upkeep. It also allows for the existing staff to have appropriate facilities, improving the storage and locker space and a WC. The design of the garden store is a Sussex design, being made up of a brick plinth, timber weatherboarding and clay tiled roof to reflect the vernacular of the wider built environment, as well as the immediate site of Wappingthorn Manor.

Erection of a replacement garage is proposed, and it is set out in the planning statement that much like the Bothy, the garage immediately adjacent to Wappingthorn Manor does not suit the vernacular of the site, in particular the use of materials and the structure and design are poor quality. The proposed form consists of a stone plinth, brickwork and clay tiles to combine with the existing stonewall to its north, and the main house in front. To the south of the garage, a link is proposed to follow the wall abutting the newer service wing, enabling more effective use of the building year-round. Finished with new timber and metal doors and windows.

Parking at Wappingthorn Manor is relatively limited, the result of this shortfall is the use of the main driveway as a parking area for both employees and visitors to the house. This detracts from the main approach to the house. This application proposes the use of the area to the east of the new swimming pool building, to create a car parking area, to suit the needs and requirements of the location. The site being well screened from the main house by the more modern pool building, and existing landscaping in the immediate surrounding area

A new prefabricated single-storey glass house outbuilding is proposed to replace several sheds that will be removed

South west of the main house existing pool buildings serve the external swimming pool. The separation of the two building elements has resulted in neither of the structures being effectively used in connection with the swimming pool. It is proposed to utilise redesigned existing structures, capping them with a new clay tiled roof, and creating usable spaces and alfresco dining options to be used with the swimming pool. The connection allows the existing structures to form a changing room and kitchen either side of a dining area. Materials for external walls using a mix consisting of brick, stonework and timber cladding. Timber and metal windows/external doors.

Character, Design, Appearance and Heritage Impacts:

Policy 28 of the Horsham District Planning Framework (HDPF) (2015) provides that outside of defined built-up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. Policy 28 inter alia further provides that ancillary accommodation will be required to meet with all other appropriate policies, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable for conversion on the site. The size of any new outbuilding should have regard to the host dwelling and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported, together with subsequent extensions to converted agricultural buildings which detract from original form and character.

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 District Planning Framework (HDPF) (2015) seeks to sustain and enhance the historic environment through the positive management of development affecting heritage assets.

Steyning NDP2.1 (Responsible Environmental Design) states that appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.

The proposed works are in lieu of previous permission refs: DC/21/0399 & DC/21/0400 and DC/21/0812 & DC/21/0813 and are aimed at renewing and updating previous permissions dating 2021. This permissions have now expired and are no longer extant.

HDC Conservation has been consulted and it is considered the previous permitted scheme to replace several ancillary buildings would have had a positive impact on the setting of the listed building. This revised proposal will however retain the existing buildings and improve their appearance through alteration. This is a less desirable proposal, but it is considered that the resulting development will not increase the impact of the existing buildings. The proposed garden building is also acceptable. It is not therefore considered that the proposal would result in a level of harm to the setting of the listed building to justify a reason for refusal on heritage grounds.

The proposed layout and design would amend the arrangement and details of the serving buildings in a clearly ancillary manner to the principal listed building. The proposed buildings and courtyard setting would not unduly impact visibility of the listed building, with the design and detailing considered appropriate to the setting of the listed building. It is considered that the proposal would not result in any adverse impact on the historic interest or significance of the Listed Building and is in accordance with development plan policies.

The proposal would result in subservient additions which are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, 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.

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.

Highways Impacts:

The proposal would make use of a pre-existing access onto a shared private driveway and would involve no alteration. The proposal is not considered to result in an intensification in use of the access or vehicle movements. The proposal would not therefore be detrimental to the safety of highway users or result in any severe impact on the operation of the public highway network.

Water Neutrality

The dwelling namely Wappingthorn Manor is residential and would continue to be used in this way. The proposed development would provide ancillary accommodation, where there is no evidence that the proposed development would increase the occupancy level at the site.

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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	322.1	529.39	0
		Total Gain	
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of Wappingthorn Manor, Horsham Road, Steyning, NN44 3AA, as identified on the approved plans, and shall not be severed or used for any independent or commercial purpose.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policies 26 and 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/24/0849
(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	Site Location Plan	11102-P8-08 Rev A	03.06.2024
Site plan	Proposed Site Plan	11102-P8-01 Rev C	03.06.2024
Elevation & Floor plan	Survey Bothy Plan & Elevations	11102-SV-10 Rev B	03.06.2024
Elevation & Floor plan	Survey Outdoor Pool Buildings Plans & Elevations	11102-SV-11 Rev B	03.06.2024
Elevation & Floor plan	Survey Garage Plan & Elevations	11102-SV-12	03.06.2024
Elevation & Floor plan	Proposed Alterations to The Bothy	11102-P8-02 Rev E	03.06.2024
Elevation & Floor plan	Proposed New Garden Store	11102-P8-03 Rev C	03.06.2024
Layout plan	Proposed Car Parking	11102-P8-04 Rev B	03.06.2024
Elevation & Floor plan	Proposed Replacement Garage	11102-P8-05 Rev A	03.06.2024
Elevation & Floor plan	Proposed Swimming Pool Building	11102-P8-06 Rev C	03.06.2024
Elevation & Floor plan	Proposed Glass House	11102-P8-07 Rev A	03.06.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.07.2024

Authorising Officer sign/initial Tamara Dale Date: 29.07.2024