Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0850
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) (Listed Building Consent)

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 34- Cultural and Heritage Assets

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

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.

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

Paragraph 205 of the NPPF (2023) 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."

The application property is a generously proportioned Grade II Listed Building located approximately 1.5km north-west of the outskirts of Steyning. The property is set within extensive grounds and is accessed by means of a private driveway leading onto Horsham Road to the south east. The property has been comprehensively remodelled and extended throughout its lifetime, however, elements of historic fabric dating to 1609 do remain.

The works proposed affect several areas surrounding the house. An 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. 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.

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.

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 would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) 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 the significance of the designated heritage asset in accordance with Policy 33 and 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/24/0850
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