Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0784
Mare Hill House , West Mare Lane, Pulborough, West Sussex, RH20 2EA

SITE LOCATION AND DESCRIPTION:

Mare Hill House is an intriguing 1930s house, portraying classical influences and a loose following of the modern style, in vogue at the time. As stated in the heritage statement, it was most likely designed by Arthur Stratton. The house is a non-designated heritage asset. Within close proximity to the site are a number of Grade II Listed Buildings: Middle Mare Cottage, Kings and West Mare.

While the site sits within a red zone for great crested newts the cut grass area and lack of ponds mean the site is not relevant to consultation with the District Licensing Officer.

Permission is sought for the erection of a single storey side garage extension and a rear roof extension, including the raising of the roof level above the existing stairwell.

RELEVANT PLANNING HISTORY:

DC/18/0178	Single storey 4 meter extension to attached side garage (Certificate of Lawful Development - Proposed)	Application Refused on 27.03.2018
DC/18/0868	Erection of a side extension to existing garage and replacement of 2x first floor windows on south elevation with Juliet balconies	Application Permitted on 29.06.2018
PE/23/0253	Rear roof extension and extension of the garage.	Pre-Application Advice Given on 14.03.2024

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 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

Pulborough Neighbourhood Plan
Pulborough Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water

Neutrality and the Habitat Regulations. The following policy is of significant weight subject to water neutrality being demonstrated: -

Policy 15- Design

Pulborough Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
County Archaeology: The site is located just outside of the Large Roman Settlement Area, Pulborough (Archaeological notification Area DWS8563) and the proposals do not involve extensive areas of new ground disturbance and so I have no archaeological concerns in this case.

Conservation Officer: Mare Hill House is an intriguing 1930s house, portraying classical influences and a loose following of the modern style, in vogue at the time. As stated in the heritage statement, it was most likely designed by Arthur Stratton. Content the proposal will respect and reinforce the interest of the historic house.

WSCC Highways: West Mare Lane adjoins the public highway at Mare Hill Road an A-classified road subject to a speed restriction of 40 mph in this location. No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

The applicant proposes an extension to the existing garage to add an additional bay and change the location of the garage doors. The proposed garage meets the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). From inspection of WSCC mapping, on-site turning appears achievable and there is space on the driveway for additional vehicle parking.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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 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

Policies 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 HDPF relates to heritage assets, stating that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy 15 of the advice note for Pulborough holds significant weight, subject to water neutrality being demonstrated. It 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. In particular, the effects of any proposed development in a Conservation Area or affects its setting should respect the particular special characteristics of that area.

The proposed central roof extension to create a higher second storey to the building would represent a clear change to the form and proportions of the building. It is though considered that the proposed scale, form and design would be sympathetic to the existing character of the building and would maintain a coherent and well-balanced building. The side garage would reflect the form of the existing building and would be a clearly subservient addition. The proposed materials are considered acceptable to the existing building, the nature of the proposed extensions and the wider surrounds.

It is therefore considered that the proposal would respect and reinforce the interest of the historic house, which is a non-designated heritage asset, and would not harm the character or appearance of the wider area or nearby listed buildings. 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.

Mare Hill House is set within extensive grounds an appreciable distance from neighbouring properties. It is considered that the siting and layout of the proposed extensions 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 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 application form and approved plans.

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/24/0784
(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		227_0000 REV P02	23.05.2024
Block plan		227_1000 REV P02	23.05.2024

Elevation plan	West, as existing	227_0330 REV P01	22.05.2024
Floor plan	Ground, as proposed	227_1100 REV P02	22.05.2024
Floor plan	First, as proposed	227_1110 REV P02	22.05.2024
Elevation plan	North, as proposed	227_1300 REV P01	22.05.2024
Elevation plan	East, as proposed	227_1310 REV P02	22.05.2024
Elevation plan	South, as proposed	227_1320 REV P02	22.05.2024
Design & Access Statement	NONE	NONE	22.05.2024
Supporting Docs	Application Form	NONE	22.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 12.07.2024

Authorising Officer sign/initial Guy Everest Date: 18.07.2024