DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0499
Old Place, Hyde Street, Upper Beeding, West Sussex, BN44 3TG

DESCRIPTION:
Erection of a small outbuilding adjacent to the existing detached garage to provide accommodation ancillary to the existing dwelling (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0498	Erection of a small outbuilding adjacent to the existing detached garage to provide accommodation ancillary to the existing dwelling (Householder Application).	Live application

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Upper Beeding Parish Neighbourhood Plan (2018-2031):
Policy 8 – Design standards for new development

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 Officer:
Following the pre-application enquiry, I am satisfied the proposed building will not harm the setting of the listed building. I am satisfied no detailed conditions are required in this case.

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

Paragraph 212 of the NPPF (2024) 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 213 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."

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Old Place is a detached dwelling on Hyde Street. It is a Grade II Listed Building, listed in 1955. It is a two-storey dwelling timber framed with flint and brick walls, with exposed timber frame and masonry infill. It has a large curtilage with a detached garage.

The proposal would be sited next to the existing garage with consideration to the Listed Building. The proposed materials are to match that of the existing garage. The proposed use of this outbuilding is for the use as an office space or additional recreational space for the occupants. The roof height is lower than that of the existing garage and replaces the existing partially collapsed log store.

The proposal would be a clearly subservient addition and is 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.

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

Recommendation: Application Permitted

Conditions:

1 **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.

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the proposed plans and application form.

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).

3 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of OId Place, Hyde Street, as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/25/0499

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	27.03.2025
Supporting Statement	Heritage	NONE	27.03.2025
Floor plan	Existing and Proposed roof	22526 - 102 REV A	04.04.2025
Location & Block plan		22526 - 101	27.03.2025
Elevation plan	Existing	22526 - 103	27.03.2025
Elevation plan	Proposed	22526 - 104 REV A	04.04.2025
Supporting Statement	Water neutrality	NONE	04.04.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 22/05/2025

Authorising Officer sign/initial RHERMITAGE Date: 30.05.2025