



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0336

Howick Farm, Waterside Barn, The Haven, Billingshurst, West Sussex, RH14 9BQ

DESCRIPTION:

Erection of a two-storey side extension to provide an ancillary annexe.

RELEVANT PLANNING HISTORY:

DC/09/0084	Single and 2-storey side extension	Application 03.03.2009	Refused	on
DC/09/1320	2 Storey extension	Application 24.09.2009	Refused	on
DC/14/1302	Non material amendment to DC/09/0084	Application 30.10.2014	Permitted	on
DC/19/1104	Retrospective planning permission for the construction of a below ground level swimming pool.	Application 03.09.2019	Permitted	on

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Rudgwick Neighbourhood Development Plan (2031):

Policy RNP6 – Materials

Policy RNP7 – Architectural Style

Policy RNP9 – Street Scene

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

Policy 19: Development Quality

Policy 20: Development Principles

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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:

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.

Southern Water: No objection

District Newt Licensing: Comment – conditions recommended

HDC Arboricultural Officer: No objection

Parish Comments:

RPC notes that in the revised plans the steel cladding proposed previously has been replaced by timber cladding.

It is also noted that the revised elevations drawings would seem to suggest a further increase in height and massing of the proposal. RPC requests that the case officer investigates whether there is conflict with HDPF Policy 28 in respect of this.

RPC continues to require a condition tying the use of the proposed annexe to the main dwelling to avoid the creation of an independent dwelling in the countryside being created which would be in breach of HDPF Policies 26 & 28.

Representations:

3 representations have been received from 1 separate address, objecting to the application for the following reasons:

- The proposed building represents a substantial increase in height, width, scale and overall massing of development at Waterside Barn, being approximately 0.5m taller and 1m wider than earlier proposals.
- The extension would significantly increase the built form associated with the original converted barn and is considered to constitute overdevelopment of a building that was originally a simple agricultural structure.
- The proposal is alleged to conflict with Horsham District Council guidance relating to extensions to converted barns, which generally seek extensions to remain small in scale and preserve the rural character, setting, form and design of the original building.
- Concern is raised that the cumulative effect of previous extension and the current proposal would result in the original barn being more than doubled in size, eroding its historic agricultural character.
- The objector refers to previous planning applications for extensions at the property that were refused on the grounds of their impact on the character and appearance of the converted barn and the rural character of the area.
- The design of the proposed building, including its steel cladding, metal roof and aluminium windows, is considered unsympathetic to the character of the original oak-framed barn and neighbouring converted agricultural buildings, which feature timber joinery and clay-tiled roofs.
- It is considered that the proposal would visually fill the gap between Waterside Barn and Rookery Barn, resulting in a more continuous and urbanised form of development that would harm the rural setting.
- The objector contends that the proposal would materially harm the character and appearance of the original barn, the wider rural landscape and views from the adjacent public right of way.
- Concern is also raised that the proposed accommodation would function as an independent one-bedroom dwelling rather than a subordinate annexe to the host property.
- The objector references previous unauthorised works at the site, including additional windows, a swimming pool and alleged departures from approved plans, and expresses concern regarding the cumulative impact of development at the property.

- Overall, the objector considers the proposal to be contrary to the local planning policies relating to countryside protection, design, quality, scale and extensions to converted rural buildings, and requests that planning permission be refused.

1 representation has been received neither objecting nor supporting the application for the following reason:

- The Haven Society Committee has reviewed the application. We note on the Design & Access Statement "the Annexe will remain part of the main dwelling". We are keen to see that the annexe is bound in title / annexed to the main dwelling and covenanted that it may not be sold off as a separate dwelling in the future.

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 a site visit and 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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 RNP6 of the Rudgwick Neighbourhood Plan states that development should utilise materials that reflect the common building styles across the Parish. Policy RNP7 continues that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

The application seeks planning permission for the erection of a two-storey side extension to provide an ancillary annexe. Amended plans have been received which addressed the officer concerns raised in respect of the original scale, design and materials. While it is noted the proposed two-storey side extension to provide an ancillary annexe would extend the footprint of the building, the scale of the addition is considered to be a coherent and sympathetic addition. The proposed design, form and materials would reflect the existing and is considered sufficient to ensure that the resulting building would relate sympathetically to the existing dwelling and not appear unduly dominant or intrusive. It is

though noted that an earlier appeal for a comparable side extension to the western elevation was allowed at appeal under ref: DC/15/0498. In allowing this appeal the Inspector noted:-

“The Council’s Design Guidance Advice Leaflet No.3, which deals with the conversion of agricultural buildings, includes a general presumption against extension unless the extension is small scale and does not affect the rural character of the building or its setting.

The extension would effectively add another two bays to the barn which is clearly larger than as envisaged in the Advice Leaflet; however, the question is whether it would harm the character of the building or its setting. The barn now has an established residential character and the new build would be seen as an addition to an already converted barn. In my view, this would be a sympathetic extension, clearly distinguishable from the original structure and using construction details, building forms and materials typical of historic Sussex barns. It would be set back from the front elevation with a lower ridge height and would ‘wrap around’ at the rear under a ‘cat-slide roof, making it subservient both in scale and character and proportionate in size to the existing building.”

It is considered that taken as a whole the proposal would reflect the character and distinctiveness of the former agricultural building with the design approach considered to relate sympathetically to the character and distinctiveness of the site and surroundings. It is considered that the nature and scale of the proposed development coupled with the orientation of adjoining properties would be sufficient to prevent any significant harm on neighbouring amenity, with sufficient separation remaining between the side extension and neighbouring buildings to the east. The absence of windows at first floor level on the eastern elevation would prevent any significant harm to amenity and would not create any intrusive views.

Officers note concerns regarding the use of the building as a separate dwelling. However, officers are content that this can be adequately controlled by way of condition and that given the siting of the extension, and limited scope to separate the dwelling from the host property, that there is little likelihood of this occurring given the lack of physical detachment to the main dwelling and the fact that amenities on the site would be shared.

Therefore, the proposal would be a 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.

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.

Ecological Considerations (Great Crested Newts)

Policy 31 of the HDPF states that Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

The site is located within an Amber Impact Risk Zone for Great Crested Newts (GCN), and is within 50m of a pond. The Council’s District Newt Licencing Scheme provider (Nature Space) has commented on the proposal, noting the above constraints- accordingly, they have recommended that a pre-commencement condition is sought to secure precautionary working methods. Whilst the constraints are noted, the location of the proposed extension would be sited in place of existing extensive hardstanding, thus would not likely represent a suitable habitat for GCN. Therefore, the requirement of the condition would not be proportionate. However, an informative will be attached to ensure that the

applicant is aware that in the event the GCNs are found on site reasonable measures should be sought to mitigate against any impact.

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

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 approved proposed site plans and elevations plan drawing numbered DE/1381/11 REV P6 received 19.06.2026.

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).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the dwelling known as Waterside Barn, Howick Farm, The Haven (as identified on the approved plans) as a dwelling and shall not be used as a separate unit of accommodation, without express planning consent from the Local Planning Authority first being obtained.

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).

Note to Applicant – Great Crested Newts

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding

or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

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/26/0336

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Design & Access Statement	NONE	24.02.2026
Supporting Statement	Flood Map	NONE	24.02.2026
Elevation plan	Floor plans, Elevations, Typical Section & Staircase Detail	DE1381/10 REV P3	11.05.2026
Elevation plan	Existing Site Plans & Elevations	DE1381/12 REV P1	19.06.2026
Elevation plan	Proposed Site Plans & Elevations	DE1381/11 REV P6	19.06.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 23.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 29.06.2026