Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0471
Willow Cottage, North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:
Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)

RELEVANT PLANNING HISTORY:

DC/25/0472	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Listed Building Consent)	Application Permitted on 20.05.2025
DC/14/1183	Re-roofing part of property. Renewing timber cladding to front elevation overhauling of windows (Listed Building Consent)	Application Permitted on 06.08.2014

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

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB1 – Location of Development

Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5: Energy efficiency and design

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, conditions recommended

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:
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:

Character and Appearance

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 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Willow Cottage is a semi-detached two-storey Grade II listed property, attached to Beaulieu Cottage to the north also being Grade II listed. The front elevation ground floor is white-painted brick with white-painted timber weatherboarding above. The side and rear elevations are a mixture of brick and timber weatherboarding although these sections are not painted. The roof of the building has sections of Horsham slabs and a tiled section at the southwest. Casement windows and a projecting porch of white painted brick with clay led roof. On the south side of the main building, positioned against the site boundary is a garage outbuilding from the 20th century. The garage has a dual-pitched roof with felt covering and the walls are of blockwork construction. The garage is in poor condition and detracts from the main house.

Planning permission is sought to demolish the 20th century garage outbuilding and the erection of a replacement outbuilding with a glazed porch connecting to the south elevation with internal alterations. The proposed development shall provide wheelchair-accessible access to the main house, a much-needed therapy space and an accessible bathroom accessible from a bedroom for the Applicant's daughter who is a wheelchair user. Conversion of a ground-floor living room into a bedroom

The walls of the proposed outbuilding to be brick, to match the main house, to a height of 1.05m. Above shall be horizontal timber cladding to match the main house. The proposed outbuilding shall have a dual-pitched roof measuring 4.54m at ridge level and 2.97m at the eaves. The roof will be finished in clay tiles, to match the southern section of the main house. The porch connecting the proposed outbuilding with the main house has been designed to have a flat roof with glazed doors on both sides; allowing views through towards the garden.

The application has been consulted with HDC Conservation and the proposal to replace the existing garage is welcomed, as this is not considered an attractive building. The proposed replacement building seeks to reinforce the form and proportions of a traditional ancillary building with some modern detailing and is considered will not harm the special interest of the listed building. The flat roof link extension would not draw undue attention in the street scene or dilute the special interest of the listed building. There will be removal of historic structural timbers from the south gable end to create the access to the link. This will include a stud and two noggins. This harm however is outweighed by the overall improvement of appearance and public benefits of providing facilities for the applicant’s daughter. The removal of these historic timbers will not result in an inability or dilution of the opportunity to understand and appreciate the special interest of the listed building with conditions recommended below.

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. The proposal would have no adverse impacts on the significance or historic interest of the Grade II Listed Building or wider Conservation Area, the character and appearance of which would be preserved, in accordance with development plan 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. It is noted that no neighbouring comments of concern or objection were received.

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 **Pre-Commencement Condition:** Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the proposed work attached to the listed building consent are understood and can be fully complied with.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- Drawings to a scale not smaller than 1:20 fully illustrating the alteration to the timber frame to create the new access to the extension.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 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/25/0471

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		00	25.03.2025
Floor plan	Proposed	05	25.03.2025
Elevation plan	Proposed	07	25.03.2025
Floor plan	Proposed	04	25.03.2025
Elevation plan	Proposed	08	25.03.2025
Roof plan	Proposed	06	25.03.2025
Section plan	Proposed	09	25.03.2025
Block plan		01	25.03.2025
Elevation plan	Existing	03	25.03.2025
Floor plan	Existing	02	25.03.2025
Supporting Statement	Heritage Statement	NONE	25.03.2025
Block plan		01	25.03.2025
Photos		NONE	25.03.2025
Design & Access Statement		NONE	25.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 13.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2025