Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0155
Snapes Cottage, Storrington Road, Thakeham, West Sussex, RH20 3ED

DESCRIPTION:

Replacement of lean-to and modern shed with linked single storey extension. External and internal alterations and repair works. Alterations to existing garage. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/25/0156	Replacement of lean-to and modern shed with linked single storey extension. External and internal alterations and repair works. Alterations to existing garage. (Listed Building Consent).	Pending consideration

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Thakeham Parish Neighbourhood Plan to 2031
Thakeham6: Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Parish Design Statement:
None

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.

Conservation Officer: *No objection*

Arboricultural Officer: *No significant arboricultural concerns*
The extent of proposed alterations to the house and garage do not foreseeably involve requirements for use of key soft ground rooting areas of the adjacent prominent oak tree. Sufficient hardstanding exists to enable works to be undertaken without impact on future tree health.

Parish Comments:
Thakeham Parish Council - raised no objection, *the owner wishes to demolish a small solid shed and existing lean-to and replace these with a glass structure to link the listed building with the new extension. She wishes the new building to appear subservient to the main house and so it will be single story and will be screened by a yew hedge. It will be clad so as to appear barn like and to respect the part this house has played in the original farmstead. The existing garage will be clad to match.*

TPC has confidence that it will be sensitively done.

TPC think the extension is substantial - it will be a dining room, utility room and at a right angle extending into the garden, a bedroom. And there is an existing, quite large brick building at one end of the garden.

The neighbour has not objected to the proposed plans and she will not overlook or be affected by it. There are fields to the north and west and the housing development of Water Lane is to the south.

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 adjacent properties, available images and photographs obtained during the site visit. 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 extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 aims to maintain that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development are required to secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy Thakeham6 of Thakeham Parish Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.

The proposal would involve the replacement of lean-to and modern shed with linked single storey extension. Also, external and internal alterations and repair works and alterations to the existing garage.

Snapes Cottage is acknowledged as being comprehensively described in the accompanying heritage statement and appears to be more significant than the listed description suggests. The building has changed over the centuries and has been disadvantaged by previous alterations. The current proposals include internal and external work that will better reveal the significance of this surviving timber framed dwelling. Following consultation with the Council's Conservation Officer, it is viewed that the comprehensive repairs are required to the surviving timber frame and agree to those described on the elevation drawings. The proposed extension would be a proportionate addition and resembles a traditional ancillary building that might be expected in this context. It will not conceal or obscure significant fabric or prevent an understanding or appreciation of the special interest of the listed building. It is considered that the proposals do not harm the special interest of the listed building.

The proposed alterations of the existing garage are also acceptable. The level of detail and information included in the application means detailed conditions are not necessary in this case.

Whilst the proposed extension would be wide, the proposed depth and the single storey nature would ensure that the proposal appears as a subordinate addition to the main dwelling. Therefore, it is viewed that the proposal would 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.

Due to the spacious plot size, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent 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 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:

1 **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.

2 **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).

3 **Regulatory Condition**: The detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, Snapes Cottage, Storrington Road, Thakeham (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: To restrict the use to one compatible with a residential area, and in order that the developments accords with Development Control Policies Development Plan Document Policy 33.

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/25/0155

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Heritage	NONE	31.01.2025
Plans	Proposed Repairs	2406SN_R1_201 REV 000	31.01.2025
Floor plan	Existing and Proposed Garage	2406SN_R1_300 REV 000	31.01.2025
Elevation plan	Existing and Proposed Garage	2406SN_R1_301 REV 000	31.01.2025
Elevation plan	Existing and Proposed Garage	2406SN_R1_302 REV 000	31.01.2025
Materials	Proposed	2406SN_R1_400 REV 000	31.01.2025
Elevation & Floor plan	Garden Shed	2406SN_R1_500 REV 000	31.01.2025
Location plan		2406SN_R1_000 REV 000	31.01.2025
Block plan		2406SN_R1_001 REV 01	31.01.2025
Floor plan	Existing and Proposed Ground	2406SN_R1_100 REV 000	31.01.2025
Floor plan	Existing and Proposed First	2406SN_R1_101 REV 000	31.01.2025
Elevation plan	Existing and Proposed	2406SN_R1_102 REV 01	31.01.2025
Elevation plan	Existing and Proposed	2406SN_R1_103 REV 01	31.01.2025
Elevation plan	Existing and Proposed	2406SN_R1_104 REV 01	31.01.2025
Elevation plan	Existing and Proposed	2406SN_R1_105 REV 000	31.01.2025
Plans		2406SN_R1_200 REV 000	31.01.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 13.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.03.2025