DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1397
Batts , 15 Batts Drive, Henfield, West Sussex, BN5 9TX

DESCRIPTION:
Erection of a single storey rear extension and alterations to fenestration (Householder).

RELEVANT PLANNING HISTORY
None relevant

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Henfield Neighbourhood Plan 2017-2031:
Policy 12: Design Standards for New Development

Henfield Parish Design Statement

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 Arboriculturalasit: No objection.

HDC Design and Conservation Officer: No objection, subject to the revised details.

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 - subject to the Conservation Officer's comments on the materials being used.

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

Batts House is located in Batts Drive, a modern cul-de-sac in Henfield. The house is made up of two parts; Batts Cottage which dates from 1638 and Batts House which was built in the early 1800s. 'The Batts' was originally an area of open ground with two footpaths crossing and a pond in the southwest corner, Batts House up until the 1950s was a large house with associated fields, orchard and gardens. Gradually throughout the latter half of the 20th century land was sold off and built on around Batts House, culminating in the 1970s development of The Batts into a number of cul-de-sacs and housing developments, with Batts House now sitting within this surrounding pattern of development.

Batts is a Grade II Listed Building, described as:

Front and main portion early C19. At the back is a timber-framed wing, refaced with red brick. Two storeys. Three windows. Red brick. Hipped tiled roof. Glazing bars missing. Two later bays on ground floor with porch between.

The application seeks listed building consent for the erection of a single storey rear extension and alterations to fenestration.

Paragraph 205 of the NPPF 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 206 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 Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Policy 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 12 of the HNP advocates for new development be of sound design and reflective of the character of the area. It aims to protect against inappropriate development by ensuring the design, scale, layout and massing of development is appropriate to the immediate area.

The proposed extension is considered to be a coherent and sympathetic addition, which would be inconspicuously sited to the rear and constructed from a part of the building that is less historically significant than the timber framed core and the nineteenth century portion. The extension would feature a small set back at the intersection with the existing building, which would help create the appearance of a garden building rather than an extension and create a transition between the old and new. The flat roof form is therefore considered acceptable in this particular instance, with further details received during the application process to demonstrate this element of the scheme would be of an appropriate architectural quality. The overall scale and form of the single storey rear extension would be subservient and sympathetic to the existing building, with the resulting building not appearing unduly dominant or cramped in this setting.

Alterations are also proposed to the fenestration on the west elevation, with amended plans received as part of the application process which allow for a flush fitting casement detail. This approach would better reflect 19th century casement windows and is considered appropriate in relation to the existing building.

The proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance of the Grade II Listed Building or the wider surrounding area, 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.

The proposal would introduce additional height and mass along the eastern boundary (between the existing dwelling and detached garage), and the impact of this would be visible from Batts Cottage. The height of the extension is though considered modest with the resulting relationship with key window openings and the main outdoor space to Batts Cottage such that it is considered no unacceptable harm would result from the proposal.

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.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG), unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

This application seeks planning permission for development to an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, and is therefore a householder application exempt from BNG requirements.

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 plans.

Reason: 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 **Regulatory Condition**: The new and replacement windows hereby permitted shall have timber casements flush fitted with their frames.

Reason: 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/24/1397
(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
Details plan	Existing Topographical Plan	6070(10)020 REV B	11.09.2024
Location & Block plan	Location & Block Plan	6070(10)010 REV B	11.09.2024
Floor plan	Existing Ground Floor	6070(20)010 REV A	11.09.2024
Floor plan	Existing First Floor	6070(20) REV A	11.09.2024

Roof plan	Existing Basement & Roof	6070(20)020 REV A	11.09.2024
Elevation plan	Existing North & East Elevations	6070(30)010 REV B	11.09.2024
Elevation plan	Existing South & West Elevations	6070(30)015 REV B	11.09.2024
Elevation plan	Existing Section AA	6070(40)010 REV B	11.09.2024
Elevation plan	Existing Section BB	6070(40)015 REV B	11.09.2024
Elevation plan	Existing Section CC	6070(40)020 REV B	11.09.2024
Floor plan	Proposed Ground Floor	6070(21)010 REV C	11.09.2024
Floor plan	Proposed First Floor	6070(21)015 REV B	11.09.2024
Roof plan	Proposed Basement and First Floor	6070(21)020 REV B	11.09.2024
Elevation plan	Proposed North & East Elevation	6070(31)010 REV C	11.09.2024
Elevation plan	Proposed South & West Elevations	6070(31)015 REV C	11.09.2024
Section plan	Proposed Section AA	6070(41)010 REV C	11.09.2024
Section plan	Proposed Section BB	6070(41)015 REV C	11.09.2024
Section plan	Proposed Section CC	6070(41)020 REV C	11.09.2024
Details plan	Proposed Window Details	6069(52(010) REV B	04.11.2024
Supporting Statement	Heritage Statement	240722-6062-6.01	11.09.2024
Design & Access Statement	Design & Access Statement	240729-6070-6.01	11.09.2024
Supporting Statement	Materials Samples		11.09.2024
Supporting Statement	Arboricultural Impact Assessment	MW.2408.BDH.AIA	11.09.2024
Details plan	Detailed Section CC	6070(43)020 REV A	04.11.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.11.2024

Authorising Officer sign/initial Guy Everest Date: 06.11.2024