Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1198
Rushmear House, Sandy Lane, Henfield, West Sussex, BN5 9UX

DESCRIPTION:

Demolition of existing lean-to conservatory, partial demolition of existing roof and chimney. Erection of a single storey side extension, construction of new entrance gates, internal modifications to existing and new external cladding, windows and roof tiles.

RELEVANT PLANNING HISTORY:

DC/18/1866	Demolition of existing stables, storage buildings and garages and erection of a 4 bed dwelling with 3 bay garage and drive.	Application Refused on 26.10.2018
DC/20/0743	Conversion of existing barns to form tourism accommodation	Application Permitted on 22.07.2020
DISC/20/0244	Approval of details reserved by condition 4 on DC/20/0743	Split Decision on 06.11.2020
DISC/20/0245	Application for approval of details reserved by conditions 5, 6, 7, 8, 9, 10 and 11 on Reference number DC/20/0743	Application Permitted on 10.02.2021
DISC/20/0275	Application for approval of details reserved by condition 3 on DC/20/0743	Application Permitted on 21.12.2020

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

Neighbourhood Plan:
The Henfield Neighbourhood Plan was formally made on 23 June 2021.
Policy 12- Design Standards for New Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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.

Parish Comments:

No Objection

Representations:

One letter of representation received in support of the proposed development stating that the existing property needs a renovation.

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

Policy 28 ensures that any replacement dwellings, house extensions, outbuildings, or ancillary accommodations are of appropriate scale, siting, and design, respecting both the countryside setting and the existing dwelling. Policies 32 and 33 of the Horsham District Planning Framework (HDPF) require that new development is of high-quality design and that its scale, massing, and appearance are sympathetic to the surrounding built environment and landscape.

Policy 12 of the Henfield Neighbourhood Plan emphasizes that all new developments should be of high quality, environmentally sustainable, well-designed, and reflective of the distinctive character of the villages within the parish.

The application seeks permission for several modifications, including the demolition of an existing lean-to conservatory on the southern elevation, partial removal of the roof and chimney, and the erection of

a single-storey side extension. Additional changes involve the construction of new entrance gates, internal modifications, new external cladding, windows, and roof tiles.

Rushmear House is situated on the western side of Sandy Lane, around 175 meters southwest of Henfield's built-up area boundary, within a countryside location. The property, formerly part of Rushmear Nursery, includes two barns and a store, bordered by hedging and fencing. The land gently slopes from east to west, and the immediate surroundings comprise large residential plots with mature landscaping.

The north and west boundaries of the site are adjacent to Rushmear Nursery, which is enclosed by post-and-rail fencing and a 3-4-meter-high conifer hedge that restricts views between the properties. Rushmear Nursery features a single-storey brick house on elevated ground overlooking Rushmear House, with approved developments such as a multi-aisled greenhouse, a steel-framed storage barn, and other agricultural structures.

The application site comprises a large, detached property set within a spacious plot. The new extension would comprise of a dining room, kitchen, lobby, 3x toilets, plant room, utility room, new front entrance, and games room. The proposed design is consistent with the existing timber-clad bungalow at Rushmear House. The existing property will be re-clad, and the roof will be retiled with high-quality clay tiles. The extension will match the bungalow's cladding, with the addition of a brick plinth, and will also feature matching roof tiles. Traditional glazing on the east elevation will complement the replacement windows of the existing dwelling. The roof slope and ridge heights will remain consistent with the existing structure.

The timber gates at the entrance will be replaced with solid timber gates supported by brick piers. There are existing hedgerows along the frontage, and aerial photos show a variety of entrance styles in the area. The new entrance will be set further back, and informal comments from the HDC Tree Officer have raised no concerns regarding this approach.

Overall, the proposed extension is appropriately subordinate to the existing dwelling and is designed in a form and scale that is appropriate for the character and appearance of both the property and the surrounding area. The proposal is therefore considered to have an acceptable visual impact and is compliant with the relevant planning 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.

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.

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 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).

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/24/1198
(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
Elevation plan	Elevations	J1682-03 REV E	07.08.2024
Site plan	Roof Plan and Entrance Gates	J1682-04 REV D	07.08.2024
Elevation & Floor plan	Existing	J1682-05 REV A	07.08.2024
Location & Block plan	Elevations and Block Plans	J1682-02 REV G	14.10.2024
Floor plan	Ground Floor Plan	J1682-01 REV F	14.10.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.10.2024

Authorising Officer sign/initial Tamara Dale Date: 14.10.2024