Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1591
Gatewick, Church Lane, Steyning, West Sussex, BN44 3RS

DESCRIPTION:
Replacement and restoration of the access points and gates to Gatewick House. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/1592	Replacement and restoration of the access points and gates to Gatewick House. (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 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

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

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, condition recommended

NatureSpace (Great Crested Newts): No Objection
'The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.'

WSCC Highways: No Objection

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.

Steyning Parish Council:
No Objection

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 site is to the east side of Church Lane within the Steyning Conservation area. Gatewick House is a Grade II listed building, an outbuilding adjacent to the east and former gate structure south of the dwelling are also Grade II listed. The overall site covers approx. 6.5 acres of private grounds and the site lies immediately north of St Andrews Church (Grade I listed) and Old Priory (Grade II listed).

The site also includes formal gardens behind a tall flint wall and two adjacent residential cottages (The Cottage & The Barn) of which The Cottage is adjoined to the Main House. There are several small

outbuildings of various construction to the east of the main house including garaging, loggia, workshop and wood stores.

Planning permission is sought to replace and upgrade the existing gates, to improve access from the main road (Church Lane) and also the gates leading to and from the adjacent church.

Gate 1 - Paddock Gate (access from Church Lane)
The existing timber gate which provides existing access from Church Lane will be replaced with a new automatic timber gate, which opens inwards, designated for services and emergency access only. There is an existing dropped curb to the highway at this location. The new proposed gate is proposed to be framed between brick walls with flint stone details to match the existing walled garden, to maintain the historic appearance and character of the site.

Gate 2 - Main Entrance Gate (access from Church Lane)
The existing later addition late 20th century metal gate will be carefully removed and replaced with a new metal gate to complement the architectural style of Gatewick House and the metalwork at St. Andrew & St. Cuthman's Church. The proposed gate will have a minimum clear passage of 3.5 meters to ensure emergency vehicle access. For safety reasons, the proposal includes the addition of a proper pedestrian access point, which is currently absent. The wings of the gate will be subordinate to the central element, harmonising with the new metalwork and providing an entrance consistence with the status and significance of the house and gardens. The existing garden wall will be finished with traditional brick quoins to match the existing

Gate 3A - Graveyard Gate to St. Andrew & St. Cuthman's Church (Adjacent to the Main Entrance Gate but Outside the Property Boundary).
It is important to note that this gate is outside of Gatewick House, but it is stated that the proposal has been agreed between the Applicant and the current vicar of St. Andrew & St. Cuthman's Church and who has been consulted with on this application. The current walkway is gateless and unlit, posing a safety hazard to public. The proposal is to introduce a period gateway arch with a lantern, designed to match the existing lantern by the church. The lantern, would operate with a sunlight sensor to facilitate safe access to the church during dark hours.

Gate 3B - Gatewick Meadow Gate to North Graveyard of St. Andrew & St. Cuthman's Church.
The existing gate is a later addition, consisting of a white-painted metal gate affixed to timber posts. The proposal is to replace it with a period-style gate and gateway arch, accompanied by a lantern matching the design by the church. The lantern will also operate with a sunlight sensor. The metalwork will mirror the shape of the proposed new Main Entrance gate and the clerestory window design of St. Andrew & St. Cuthman's Church, ensuring aesthetic harmony.

Gate 4 - Internal Garden Gate
Existing later addition metal gate to be removed and replaced. Existing opening to be enlarged to accommodate new double timber gate in character with the existing. The design will relate to the adjacent proposed timber gate to the paddock. The garden wall is to replicate brick quoins details to match existing.

Gate 5 – Internal Service Gate
New metal estate style gate in keeping with the character of the property is proposed to be installed between the Tractor barn and the Orchard barn.

Character, Appearance and Heritage Impacts:

Policy 34 of the Horsham District Planning Framework (HDPF) (2015) seeks to sustain and enhance the historic environment through the positive management of development affecting heritage assets. 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.

The existing gates are not historically significant. The boundary walls are historic and form part of the listed building. The proposal to alter these in part to increase openings, particularly for emergency vehicles is considered acceptable, and the quality of the new gates and the workmanship of the altered openings will ensure the special interest of the listed building and the visual impact on the conservation area will not be harmed with the below conditions recommended.

The proposal would be subservient additions and are considered to be of a design, form and scale which is appropriate to the character and appearance of the existing grade II listed dwelling, and which would not harm the character or appearance of the wider conservation area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Highways:

The proposal seeks to change five of the gated accesses within Gatewick. Three of those accesses are fronting/visible from the Publicly Maintained highway (Gate 1,2 and 3A). Gate 3A is a pedestrian access only, unlike the two named before.

The property is accessed off Church Lane Steyning, a D class road subject to 30mph speed restrictions. The accesses are to be retained within their original positions with the only changes being to the gates serving those accesses.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been two recorded injury accidents within proximity of the access to Gate 2, onto Shooting Fields. These collisions are not considered to be as a result of the use of the access or an existing defect with the publicly maintained highway. There is no evidence to suggest that the accesses are operating unsafely, or that the proposed amended gates would exacerbate an existing safety concern.

Gate 1: This access is an existing arrangement, there is no proposed change to the use of or surfacing of this service access. The gate would be located on land within the control of the applicant and opens inward to not impact upon the footway or achievable visibility. It is not considered that this access is in frequent use.

Gate 2: The access land fronting gate 2 does not appear to be publicly maintained highway, therefore the changes required to the verge to accommodate the pedestrian gate at the east of the vehicular access would not be subject to agreement with WSCC Highways. The proposed gate to the west of the access appears fixed and for decorative purposes, therefore not requiring alterations to the publicly maintained highway. The vehicular gated accessway would be slightly widened as a result of the installation of the new gates as the iron fencing is to be removed either side of the mechanism. The gates open inwards of the site also which allows the free flow of pedestrians along the footpath and does not cause obstruction. The gates are proposed to be automated which also prevents vehicles waiting to access the site.

Gate 3A: This is located away from the Publicly Maintained highway though will be visible by road users. The width of the pedestrian access is not proposed to be altered as a result of the proposal, the applicant proposes a metal gateway arch above the existing brick pillars with a lantern fixed above.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Arboricultural Impacts:

The application has been consulted with the HDC Arboricultural team due to protected trees being located within and near the site. No trees appear to be directly affected by replacing the main gated access. In the area of the secondary access, which is to be re- re-instated and improved, 6 trees will need to be felled to facilitate the works these are 2x Hawthorn, 2x Ash and 2x Sycamore. A section 211 notice ref CA/24/0025 (Works to trees in a Conservation Area) was submitted on 09/10/2024, to fell the

trees in question. The Council did not object to the 211 notice. As such due to the upcoming removal of these trees, they can't be considered as a constraint on the development. In addition, despite the trees indicated for removal being visible from the north, It is considered that the losses can be appropriately compensated for as part of the applicants' tree planting proposals at the property, whereby over 100 mixed species trees are due to the plated at the property as part of the renovation of the site.

In summary, no arboricultural concerns are raised with the replacement of the main gated assess to the property, nor are any raised with the re-instatement of the secondary access to the east.

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 186 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.

Other Matters (Great Crested Newts)

The application site is located within a red impact risk area for Great Crested Newts however following consultation with the councils Newt advisors the proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

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:** 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:

- Specification of new and repaired masonry, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

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 **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 and 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/24/1591

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Gate 4	6506- PL 26	14.10.2024
Floor plan	Proposed Gate 5	6506- PL 27	14.10.2024
Elevation plan	Proposed Gate 3B	6506-PL 24	14.10.2024
Floor plan	Proposed Gate 4	6506-PL 25	14.10.2024
Elevation plan	Proposed Gate 3A	6506-PL 22	14.10.2024
Floor plan	Proposed Gate 3B	6506- PL 22	14.10.2024
Elevation plan	Proposed Gate 2	6506-PL 20	14.10.2024
Floor plan	Proposed Gate 3A	6506- PL 20	14.10.2024
Floor plan	Proposed Gate 2	6506-PL19	14.10.2024
Floor plan	Proposed Gate 1	6506- PL 17	14.10.2024
Elevation plan	Proposed Gate 1	6506- PL 17	14.10.2024
Elevation plan	Existing Gate 5	6506- PL 14	14.10.2024
Site plan		6506- PL 16	14.10.2024
Elevation plan	Existing Gate 4	6506- PL 12	14.10.2024
Floor plan	Existing Gate 5	6506- PL 13	14.10.2024
Floor plan	Existing Gate 4	6506- PL 11	14.10.2024
Floor plan	Existing Gate 3B	6506- PL 09	14.10.2024
Elevation plan	Existing Gate 3B	6506- PL 10	14.10.2024
Elevation plan	Existing Gate 3A	6506- PL 08	14.10.2024

Elevation plan	Existing Gate 2	6506-PL 06	14.10.2024
Floor plan	Existing Gate 3A	6506- PL 07	14.10.2024
Location plan		6506- PL 01	14.10.2024
Design & Access Statement	Heritage	PART 1 OF 2	14.10.2024
Design & Access Statement	Heritage	PART 2 OF 2	14.10.2024
Floor plan	Existing Gate 2	6506- PL 04	14.10.2024
Elevation plan	Existing Gate 2	6506-PL 05	14.10.2024
Floor plan	Existing Gate 1	6506- PL 02	14.10.2024
Elevation plan	Existing Gate 1	6506- PL 03	14.10.2024
Elevation plan	Proposed Gate 5	6506- PL 28	14.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 09.12.2024