Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1030
Dolphin Cottage, 14 Brewers Yard, Storrington, West Sussex, RH20 4DN

DESCRIPTION:
Replacement of existing windows with new ones (Householder Application)

RELEVANT PLANNING HISTORY:

DC/24/1031	Replacement of existing windows with new ones (Listed Building Consent).	Application Permitted on 21.10.2024
DC/23/2016	Replacement of 6 windows	Application Returned on 13.03.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 Design and Conservation Officer: 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:
Comment received stated: 'Neutral'

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

Dolphin Cottage, 14 Brewers Yard, is a Grade II listed dwelling which forms an end of terrace of 5 attached dwellings, located in the Storrington Conservation area. Planning permission is sought for replacement like for like windows.

Character, Appearance and Heritage Impacts

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the townscape character from inappropriate development. Proposal should consider landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 205 of the NPPF (2023) 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

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.

Policy 6 of the Storrington, Sullington and Washington Neighbourhood Plan considers Development in Storrington Village Centre and states that planning permission will be granted for housing proposals within the village centre provided:

i. The scale, density, massing, layout and materials of the proposals reflect the architectural and historic character of the village centre and otherwise conform to Policy 14 of the Plan and to the principles set out in the Parish Design Statement; and

ii. The proposals do not result in the loss of retail, service, office or leisure uses in the primary retail area as defined in policy 5 of the Plan

The existing windows appear to have been fitted when the building was converted to residential use. They are considered not of historic significance and their removal is not contentious. The proposed windows with double glazed units will not harm the special interest of the listed building. With conditions as recommended below by the HDC Conservation officer considered necessary should the application be approved.

The proposal with the conditions recommended by HDC Conservation 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.

It is considered that the replacement windows 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 new windows fitted in the property hereby permitted shall have timber casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass. The double glazing shall be no greater than 20mm in thickness.

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/24/1030

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	08.07.2024
Location plan		NONE	08.08.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Details plan		NONE	09.07.2024
Elevation plan		NONE	09.07.2024
Section plan		NONE	09.07.2024
Block plan		NONE	08.08.2024
Supporting Statement	Heritage	NONE	27.08.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 15.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 21.10.2024