DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0255
25 Warnham Court Mews , Warnham Court, Warnham, West Sussex, RH12 3QE

DESCRIPTION:

Replace a window with a door on the East elevation.

RELEVANT PLANNING HISTORY

None relevant

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

Warnham Neighbourhood Development Plan 2017 – 2031 (WNDP)
Policy W5: Design of Residential Development
(Protection of Conservation Area. Listed Buildings or Structures of Character)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

Sussex Garden Trust:

Sussex Garden Trust did not wish to comment on the proposals at this stage.

HDC Design and Conservation Officer: Comment

The proposed alteration to replace a window with a set of glazed doors will not affect the setting of the adjacent listed building.

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:

None received

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

This application is for the replacement a window with a door on the East elevation at 25 Warnham Court Mews, Warnham Court, Warnham, West Sussex. Warnham Court Mews is a development set within the grounds of Warnham Court, a Grade II Listed Building and Garden. The area is well away from the main road with the area set within the countryside and outside the built-up area boundary.

The application has been assessed on the basis of the submitted details, together with the planning history of the site, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

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 seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Policy W5 states that "[p]roposals for residential development will be supported where the scale and character of the proposals respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets. No unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion. They demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area and protect and preserve priority habitats. Policy W5 also states that development should respect and protect the buildings and environment of the Conservation Area, listed buildings and the other heritage assets of the parish. The WNDP also states that development should not have a harmful impact on either the setting of any listed building or the conservation area.

The proposed development is for the replacement of a ground floor window with a door on the East elevation at 25 Warnham Court Mews, Warnham Court, Warnham. The proposed French doors would complement the existing fenestration present on the mirror property of 28 Warnham Court Mews. The development is considered to be appropriate in design and character which would not harm the dwelling nor 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.

As outlined above, Policy W5 of the Warnham Neighbourhood Plan states that there should be no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion.

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/24/0255
(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
Floor plan	Proposed Ground Floor	D 0224/679/03	15.02.2024
Floor plan	Existing Ground Floor	D 0224/679/02	15.02.2024
Location & Block plan		D 0224/679/01	15.02.2024
Details plan	Proposed New White Painted Hardwood Casement Door Assembly	D 0224/679/05	15.02.2024
Elevation plan	Existing and Proposed Elevations	D 0224/679/04	15.02.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 04/04/2024

Authorising Officer sign/initial Tamara Dale Date: 03/05/2024