Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1059
The Springs, Malthouse Lane, Ashington, West Sussex, RH20 3BU

DESCRIPTION:

Demolition of existing single storey extension and erection of a single storey rear extension, installation of 3No. rooflights to existing roof.

RELEVANT PLANNING HISTORY:

DC/10/1159	Retrospective planning for a glass garden room to the rear of the property	Application Permitted on 09.08.2010
DC/09/0053	Single-storey rear garden room	Application Refused on 10.03.2009
AS/28/94	Alterations to existing accommodation and incorporation of barn to form 2 three-bedroomed residential units Site: Unit 4 The Malthouse Barn Malthouse Lane Ashington	Application Permitted on 19.05.1995

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

Ashington Neighbourhood Plan (2019-2031)
Policy ASH4: Local Heritage Assets
Policy ASH5: Landscaping and Countryside Access

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, conditions recommended

Great Crested Newt Advisor - NatureSpace: Comment

It is considered that the proposed development is unlikely to have an impact on / would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, recommend that an informative be attached.

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 neighbouring representation received raising no concerns. It is relevant to the property only and will not have any impact on other properties in neighbourhood. It will only enhance the owner's accommodation.

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 230 metres southwest of the Ashington BUAB (Built Up Area boundary) and is therefore a countryside location in terms of planning policy. The nearest Grade II listed building is Malthouse Farmhouse located 40 metres to the west.

‘The Springs’ is an attached dwelling, part 2 storey and part single storey. External walls built of mixture of flint, brick and other stone, with window and door openings and corners of the building framed using red brick quoins. Windows and external doors throughout are painted Anthracite (RAL 7016). The main roofs are steeply pitched and clad with red clay tiles. An existing single storey rear glazed extension to the north is flat roofed with very shallow pitch.

Planning permission is sought for the demolition of the existing single-storey rear (north) extension and the erection of a replacement single storey rear extension, and also installation of 3No. rooflights to the existing roof.

The replacement single storey rear extension would provide kitchen/dining space and would be of similar height to the existing, albeit that it would extend to a greater projection than the existing. The

proposal would follow the contour of the east side boundary wall with the adjoining property to the east. The form of the proposed extension consists of two walls acting as bookends to a set of sliding windows that retract from the corner and which open up views onto the garden. These 'bookend' walls to be clad using profiled terracotta tiles to match the colour of the existing building brickwork, to contrast with the slim-framed sliding windows.

The extension is to be topped by a cast-stone fascia on two sides that extends out to provide a canopy over the sliding doors. Rather than being flat, it's top edge is sloped to reference the sloping buttresses of the existing house. A light grey cast-stone is chosen to reference the lime mortar and pointing of the nearby flint and brick walls. A central roof lantern is to occupy the new rear extension roof and 3no conservation style rooflights to be set into the adjoining pitched tiled roof.

The proposed works are also to provide thermal improvements to the existing with improved insulation.

The existing terraced surface would be extended around the rear extension with a new low level brick wall to separate it from the grassed lawned area further to the rear.

Character and Appearance

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 34 of the HDPF outlines that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, and should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Ashington Parish Policy ASH4: Local Heritage Assets states development proposals affecting local heritage assets, either directly or indirectly, should respect the significance of the local context of the asset as well as the positive contribution that the heritage asset makes to local character and distinctiveness. Ashington Parish Policy ASH5: Landscaping and Countryside Access states that development which abuts open countryside must not create a hard edge and should provide an appropriate landscape buffer.

'The Springs' is a part of the historic farm buildings of Malthouse Farm and although not forming part of the listing of the historic farmhouse, it is considered that it does contribute to an understanding and appreciation of the significance of the listed building. 'The Springs' and the other converted historic farm buildings should be considered non-designated heritage assets.

Following consultation with the Council's Design and Conservation Officer, the existing conservatory has diluted the character of the former agricultural buildings but it is well concealed when viewing the historic farmstead from the lane. The proposed replacement structure is considered to be architecturally more interesting than the existing conservatory but will not reinforce the historic context of 'The Springs'. However, the impact is considered neutral in this case and will not result in harm to the setting of the listed building or harm to the non-designated heritage assets with conditions recommended below.

The proposal would be a clearly subservient addition and is considered, given the existing development, to be of a design, form and scale which would be an improvement and acceptable 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 siting and layout of the proposed single-storey extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Ecology

Within the rear amenity area of the host property, and that of the neighbouring properties, there are a number of ponds. The site is located within a red impact risk zone for great crested newts, the most suitable habitat with a high risk of great crested newts.

Following consultation with NatureSpace, it is considered that the proposed development is unlikely to have an impact on / would present a low risk to great crested newts and/or their habitats.

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 plan reference 2328(31)000 Rev A unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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).

4 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

5 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

NOTE TO APPLICANT

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

The following recommendations are also provided to further reduce the likelihood of impacts on this species:

- Any vegetation in the construction area will be kept closely mown during the course of the construction work.
- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

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/24/1059

(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 First Floor Plan	2328(21)001 Rev A	10.07.2024
Roof plan	Proposed Roof Plan	2328(21)002	10.07.2024
Elevation plan	Existing Elevations	2328(30)000	10.07.2024
Elevation plan	Proposed Elevations & Sections	2328(31)000 Rev A	10.07.2024
Location & Block plan	Site Location Plan Existing/Proposed Block Plans	2328(10)000	10.07.2024
Floor plan	Existing Ground Floor Plan	2328(20)000	10.07.2024
Floor plan	Existing First Floor Plan	2328(20)001	10.07.2024
Roof plan	Existing Roof Plan	2328(20)002	10.07.2024
Floor plan	Proposed Ground Floor Plan	2328(21)000 Rev A	10.07.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.09.2024

Authorising Officer sign/initial Tamara Dale Date: 10.09.2024