# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0711
Hook Farm , North Lane, Ashington, West Sussex, RH20 3AU

DESCRIPTION:
Erection of a porch, and installation of new entrance door and internal alterations (Householder Application)

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0712 | Erection of a porch, and installation of new entrance door and internal alterations (Listed Building Consent) | on |

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

**Neighbourhood Plan**:
Wiston was designated as a Neighbourhood Plan area cluster along with the Parishes of Ashurst, Bramber and Steyning. The Parish Council have chosen not to pursue another Neighbourhood Plan.

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.

**HDC Design and Conservation**: No objection

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
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**

Policies 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.

Paragraph 205 of the NPPF 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 (and the more important the asset, the greater the weight should be)." Paragraph 206 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification."

Policy 34 of the Horsham District Planning Framework (HDPF) relates to development affecting heritage assets. This policy requires proposals to be of a design and/or scale which preserves or enhances the special character and appearance of the relevant heritage asset, uses building materials and techniques that are appropriate within the local context, does not harm significant views within the area and restores or retains traditional features.

Hook Farmhouse is located in countryside east of Ashington, the nearest settlement. It comprises a much extended outlying estate farmhouse, the original section of which dates to the late C16 or early C17 and subsequently extended by way of a cross wing in the early C19 and further altered, extended and renovated after 1984. Prior to the restoration and extension in the 1980's the property was derelict. Hook Farmhouse is located in a large site comprising gardens that surround the house, paddocks, a ménage and a number of single storey outbuildings. Access to the property is via a long private access road.

Hook Farm is a Grade II Listed Building listed on the 09.05.1980, described as:

*FARMHOUSE. LATER C16 WITH C19 NORTH WING. TIMBER-FRAMED AND CLAD IN BRICK TO SOUTH AND EAST WITH PLAIN AND FISHSCALE TILE-HANGING TO WEST AND SOME EXPOSED FRAMING TO*

*NORTH. NORTH WING OF RENDERED BRICK. PLAIN TILED ROOF, HIPPED WITH GABLET TO EAST, HALF-HIPPED TO WEST. RIDGE STACK OFF-CENTRE TO EAST ON SOUTH RIDGE, END STACK ON NORH WING. FORMER BAFFLE ENTRY PLAN TO SOUTH WING. 2 STOREYS. SOUTH FRONT: IRREGULAR FENESTRATION OF 3 WINDOWS ON 1ST FLOOR AND 2 ON GROUND FLOOR. ENTRANCE IN RE-ENTRANT ANGLE BETWEEN WINGS ON NORTH-EAST SIDE CATSLIDE EXTENSION ON EAST END OF SOUTH WING.*

The application seeks listed building consent for the erection of a porch, and installation of new entrance door and internal alterations.

The proposed porch is considered to be a coherent and sympathetic addition, and is considered to be of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling. The minor internal alterations are considered to be relatively modest and would not adversely affect the historic layout or proportions of the listed building. The installation of a new entrance door is considered acceptable and would not affect the character or appearance to the exterior of the listed building. The proposal would preserve this historic interest of the Grade II Listed Building and would have no adverse impact on the historic interest or significance of the Grade II Listed Building, in accordance with development plan policies.

The wider visual impact of the proposal would be limited and it is considered there would be no harm to 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 extension and related alterations, 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.

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.

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**Plans list for: DC/24/0711**

(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 |
|---|---|---|---|
| Location & Block plan | Existing and proposed | 1858/24/P/01 | 07.05.2024 |
| Floor plan | Existing ground floor plan | 1858/24/P/07 | 07.05.2024 |
| Floor plan | Existing first floor plan | 1858/24/P/08 | 07.05.2024 |
| Elevation plan | Existing elevations | 1858/24/P/09 | 07.05.2024 |
| Elevation plan | Existing elevations | 1858/24/P/10 | 07.05.2024 |
| Elevation plan | Existing elevations | 1858/24/P/11 | 07.05.2024 |
| Section plan | Existing section | 1858/24/P/12 | 07.05.2024 |
| Floor plan | Proposed ground floor | 1858/24/P/02 | 07.05.2024 |
| Floor plan | Proposed first floor plan | 1858/24/P/03 | 07.05.2024 |
| Elevation plan | Proposed north east elevation | 1858/24/P/04 | 07.05.2024 |
| Elevation plan | Proposed elevation | 1858/24/P/05 | 07.05.2024 |
| Photos | Photo | 1858/24/P/06 | 07.05.2024 |
| Photos | Photo | 1858/24/P/13 | 07.05.2024 |
| Elevation plan | Proposed porch and entrance door | 1858/24/P/14 | 07.05.2024 |
| Photos | Photo | 1858/24/P/15 | 07.05.2024 |
| Photos | Photo | 1858/24/P/16 | 07.05.2024 |
| Design & Access Statement | Design and Access Statement | | 07.05.2024 |
| Supporting Statement | Heritage Statement | | 07.05.2024 |
| Supporting Docs | Application Form | | 07.05.2024 |

**DELEGATED**

Case Officer sign/initial Marie Riggs Date: 24.06.2024

Authorising Officer sign/initial Guy Everest Date: 02.07.2024