Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1627
Westbrook Hall, Bognor Road, Broadbridge Heath, West Sussex, RH12 3PT

DESCRIPTION:
Erection of a single storey rear in-fill extension, conversion of attached garage to form habitable living space, an Oak Cloister link, erection of a single storey extension to outbuilding and conversion to create a guest annexe. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/1628	Erection of a single storey rear in-fill extension, conversion of attached garage to form habitable living space with an Oak Cloister link, erection of a single storey extension to outbuilding and conversion to create a guest annexe and installation of a series of ground mounted solar panels. (Listed Building Consent).	Under Consideration
WN/11/00	Renewal of wn/9/95 for conversion and extensions of garden store to guest suite with garage (listed building consent)	Application Permitted on 31.03.2000
WN/10/00	Renewal of wn/8/95 for conversion and extensions of garden store to guest suite with garage	Application Permitted on 31.03.2000
WN/9/95	Renewal of wn/10/90 for conversion and extensions of existing garden store to guest suite with garage (listed building consent)	Application Permitted on 18.04.1995
WN/8/95	Renewal of unimplemented approval wn/9/90 for conversion and extensions of existing garden store to guest suite with garage	Application Permitted on 18.04.1995
WN/9/90	Conversions and extension of existing garden store to guest suite with garage	Application Permitted on 04.04.1990
WN/10/90	Conversions and extension of existing garden store to guest suite with garage	Application Permitted on 04.04.1990

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

Warnham Parish Neighbourhood Plan
Policy W1 – Built Up Area Boundary
Policy W5 – Design of Residential Development

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 Officer: No Objection, conditions recommended.

HDC Environmental Health: No Objection.

WSCC Highways: No Objection.

NatureSpace (Great Crested Newts) Consultant: Advice. 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.

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 Council:
Comment: -

1. Design Compatibility: The Parish Council requests assurance that the proposed extensions and garage conversion align with the character and architectural style of Westbrook Hall, ensuring that the modifications do not detract from the property's aesthetics or disrupt the surrounding landscape.
2. Sustainability Consideration: The Council supports the installation of solar panels as a sustainable initiative, with the request that these panels be installed in a visually discrete manner that preserves the rural character of the site.

3. Traffic and Parking: The conversion of the outbuilding to a guest annexe may increase parking requirements. The Council asks that suitable provisions be made to prevent parking overflow onto nearby roads.

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

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account. Policy 28 of the HDPF also states that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 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.

Warnham Parish Neighbourhood Plan: Policy W1 – Built Up Area Boundary - Note 2 states that development proposals outside the Built-Up Area Boundary will not be permitted unless they conform to the policies of the Horsham District Planning Framework.Policy W5 – Design of Residential Development - Note 1 states that proposals for residential development will be supported where:

a) 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;
b) There will be no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion;
c) They demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout in the area.

Paragraph 212 of the NPPF (2024) 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.

Westbrook Hall is an early 19th Century Grade II listed detached Georgian style house situated in a countryside location. The existing 19th Century house encloses a former timber framed cottage whose framing can still be viewed within. The property is approached via a gated entrance and driveway to the east of the A29 Bognor Road, which rises as it continues eastwards into the site, leading to a parking area, and detached garage. Westbrook Hall is located approximately 150 meters from the public highway.

Westbrook Hall is set over two floors, with additional single storey wings, the property comprising colour-washed render facades and white painted joinery, set below shallow slate pitched roofs. The property is set amongst several other buildings of historic merit. The property also benefits from a south facing swimming pool and partly walled courtyard. To the north is a large field and the overall site totals approximately 8.3 acres.

Grade II listed on 28th November 1980, with ref. Listing 1285092, the property is described as; '*Early C19. Two storeys. Five windows. Faced with roughcast on a stuccoed base. Modillion eaves cornice. Glazing bars intact. Venetian shutters on first floor. Porch with fluted columns, large semi-circular fanlight and double doors of 6 fielded panels*.'

Planning permission is sought as follows: -

<u>Alterations to the North elevations of the main house</u>

- Erection of a single storey rear (north elevation) in-fill extension, to facilitate creation of a remodelled north facing entrance door and dining hall, with new glazed French doors, and new traditional timber sash windows to match existing. New large roof lantern inserted into a new parapet roof. The existing infill rear (north) entrance lobby to be removed and some existing windows to be either blocked up or/and new internal doors created.

- The existing adjacent attached garage to the rear (north elevation) to be converted to a boot room and cloak room. Garage door to be removed and replaced with new traditional timber sash window to match the dwelling. Two roof lanterns set into a parapet roof aligned to the adjacent new dining room roof. The current plant room within the existing garage will remain unaltered, albeit partitioned off to form a separate space with access via an existing external door

<u>Alterations to a detached single-storey outbuilding located adjacent to the northeast corner of the main house with an Oak cloister link</u>

- Erection of a single storey extension to a detached single storey outbuilding and conversion to create a guest annexe. Currently a former workshop serving the house, along with a potting shed and gardeners' toilet with two sinks. This building is generally of traditional masonry construction with a mixture of stone and brick facades, with later rendered panels, set below a shallow slate pitched roof. Over the years this building has been subject to various alterations and infill elements using incongruous materials. The redundant building has structural issues, while original features have been lost.

- It is proposed for remedial works to stabilise the existing structure preventing further decay, while extending the outbuilding (and removing an existing greenhouse) and using materials of stone, brick, render, timber cladding, and slate tile roof, to create annex accommodation ancillary to the main house. The annex is proposed to offer privacy and a level of independence for family dependents. The proposal for the annex includes shower room, guest bedroom, gym room, but it is stated in the planning statement that the occupant would be required to use the main dwelling for cooking and laundry facilities. Externally, all doors and access points will enable all abilities to enter the building, including ensuring level thresholds and doors that have an appropriate width. Internally, spaces will allow accessibility for both ambulant and non-ambulant people unaided, with generous landing spaces and appropriate door openings. New window openings, metal

framed French doors and glazing to the south elevation, and entrance lobby at the south west corner of the outbuilding would link to the main dwelling by a new oak framed cloister with dual pitched roof.

- The submitted planning statement sets out that there is lapsed planning permission to join the potting shed to the garage and infill the space between, and the current potting shed has power and lighting along with functional two sinks and toilet.

It should be noted that solar panels proposed as part of the original submission have been omitted from the scheme.

The proposed extensions and alterations would not result in any adverse effects on the special interest of the listed building. Conditions are recommended to secure further details and ensure appropriate detailing to the scheme, with the detailing of the parapet would be paramount to ensuring that the roof reflects the polite qualities of the existing building. It is considered that the proposed would preserve the historic interest of the Grade II Listed Building, in accordance with development plan policies.

In respect of the wider surrounding area, the proposals would be clearly subservient additions and are considered to 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 siting and layout of the proposed extension and the resulting relationship with adjoining properties, due to separation distances and scale of development, would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The provision of additional accommodation for use in conjunction with the existing dwellinghouse would not be expected to result in significant potential for harmful levels of noise or disturbance.

No alterations are proposed to the existing access arrangement, and the proposals would not be anticipated to give rise to a material intensification of use of the existing access point. Existing parking provision being retained appears suitable to serve the site, with space for turning.

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.

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

The application site is located in a red impact risk zone for great crested newts, the most suitable habitat, with a high risk of great crested newts. However, the proposed development is not considered

to be relevant to the District Licensing Scheme in this case and it is considered 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 development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The development must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new and / or replacement windows, external doors, rooflights and roof lanterns. These drawings must show:
- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- verges and bargeboards
- flat roof perimeters
- parapets

iii) Porches and timber framed link

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Specification of external render including backing material, mix, number of coats and finish.

d) Samples or specifications of external materials and surface finishes.

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:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

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
If hidden features are revealed during the course of works, they should be retained in situ. Works shall be suspended in the relevant area of the building and the Local Planning Authority notified immediately. Failure to do so may result in the execution of unauthorised works that would constitute a criminal offence.

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/24/1627
(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
Supporting Statement	Ecosystems Services	695-603 REV A	18.10.2024
Supporting Statement	Heritage	695-602 REV B	06.01.2025
Supporting Docs	Noise Impact Assessment	695-604 REV A	18.10.2024
Site plan	Existing	695-092	18.10.2024
Floor plan	Existing Ground	695-093	18.10.2024
Floor plan	Existing First	695-094	18.10.2024
Roof plan	Existing	695-095	18.10.2024
Elevation plan	Existing	695-096	18.10.2024
Elevation plan	Existing	695-097	18.10.2024
Elevation & Floor plan	Existing Storage	695-098	18.10.2024
Elevation & Floor plan	Existing Garage	695-099	18.10.2024
Location & Block plan		695-100 REV C	06.01.2025
Site plan	Proposed	695-101 REV F	04.12.2024
Floor plan	Proposed Ground	695-102 REV G	04.12.2024
Floor plan	Proposed First and Roof	695-103	18.10.2024
Roof plan	Proposed	695-104	18.10.2024
Elevation plan	Proposed	695-105	18.10.2024

Elevation plan	Proposed	695-106	18.10.2024
Elevation plan	Proposed Gym/Office	695-107	18.10.2024
Design & Access Statement		695-601 REV B	06.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 06.01.2025

Authorising Officer sign/initial Guy Everest Date: 13.01.2025