Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0347
Lawsons Farm, Two Mile Ash, Horsham, West Sussex, RH13 0PG

DESCRIPTION:

Extension with replacement of windows to the existing house (Householder Application).

RELEVANT PLANNING HISTORY:

DC/24/0348	Extension with replacement of windows to the existing house (Listed Building Consent).	Pending Consideration
DC/23/1767	Erection of a two storey side extension, with replacement of windows to existing house and a proposed orangery (Listed Building Consent)	Withdrawn Application on 28.12.2023
DC/23/1766	Erection of a two storey side extension, with replacement of windows to existing house and a proposed orangery (Householder Application)	Withdrawn Application on 28.12.2023
DC/20/1341	Removal of existing brick fire place and removal of an internal wall to create more living space. (Listed Building Consent)	Application Permitted on 07.10.2020
DC/17/2307	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm (Listed Building Consent)	Application Permitted on 03.01.2018
DC/17/2095	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm. (Full application)	Application Permitted on 03.01.2018
DC/17/1015	Proposed conversion of existing barn to home office (Certificate of Lawful Development - Proposed)	Withdrawn Application on 07.09.2017

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)
Section 16 - Conserving and enhancing the historic environment

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

Southwater Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNP9 – Home Standards

SNP16 – Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation Officer: No Objection

Lawsons Farm is a modest timber framed dwelling probably dating from the seventeenth century. It did have a complex of farm buildings to the south in the nineteenth and early twentieth centuries but these no longer survive. The residential plot is large compared to the house and indicates an historic agricultural context. Some extension is possible but this should not result in the historic cottage being overwhelmed. The cottage should be clearly perceived as the principal structure on the site.

The revised proposal to extend the listed building is acceptable. It is a large addition but will not compete with the historic building. The extension will be clearly subservient where it is experienced in relation to the principal elevation of the historic building. This will remain recognisable as the principal portion of the dwelling when viewed from Two Mile Ash Road and on arrival at the house. The overtly contemporary design is acceptable in principle and keen to support an architecture for the twenty first century. It will make a clear statement that this is a modern addition but will not dilute opportunities to understand and appreciate the special interest and historic context of Lawsons Farm.

Ecology Consultant:

The Ecology Consultant upon reviewing the short addendum Preliminary Ecological Appraisal (JWK Wildlife Surveys, May 2024) were satisfied with the initial Preliminary Ecological Appraisal (JWK Wildlife Surveys, September 2022) that no ecological harm was to arise from the development. Conditions are affixed to secure this.

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:

The Parish Council objected on grounds of overdevelopment.

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 extension with replacement of windows to the existing house (Householder Application) at Lawsons Farm, Two Mile Ash, Horsham, West Sussex. Lawsons Farm is a Grade II Listed Building (indexed 1980) described by Historic England as “Small L-shaped probably C17 house. Two storeys. Two window. Ground floor red brick and grey headers. Above roughcast on east front, tile-hung on south. Gable end to each wing. Horsham slab roof. Brick chimney stack. Casement windows”.

Previously, DC/23/1766 (Erection of a two storey side extension, with replacement of windows to existing house and a proposed orangery (Householder Application) was submitted. This was withdrawn after the design was considered to be ‘disproportionately large and has design elements that will not respect or reinforce the special interest of the listed building’. This application comes as a revision to that application.

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

Section 16, Paragraph 201 of the NPPF (2023) states that “the local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise”. Paragraph 206 adds that “[a]ny harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Policy 28 of the HDPF states that outside the defined built-up area, house extensions will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

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 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.

SNP16 advocates for design to be of high quality. Though there is no specific architectural style to Southwater, design should be appropriate and respectful of the neighbouring amenity in terms of privacy, outlook, daylight and sunlight.

The proposed development is for the extension with replacement of windows to the existing house (Householder Application) at Lawsons Farm, Two Mile Ash, Horsham. The proposed development would see a contemporary, large, two storey ‘L’ shaped extension connected to the principal Listed Building via a glass walkway. The glass walkway is proposed to attach the two buildings but retains a

point of separation between and allows a link without creating a burden on the existing dwelling.

The extension has a maximum depth of 23.8m with a maximum width of 14.5m. The extension is sunk into the ground to retain a subservience to the main Listed Building and has been done so to retain the focal point on the Listed Building, as not to detract from its historic interest. This allows the proposal to be two storeys whilst still retaining a subservience to the principal building. This aims to again allow the focal point to be the historic building and not detract from its standing.

The proposal design is reflective of large agricultural buildings and has been done so to retain a link to the existing history of the site. The material choice of charred timber aims to be akin to barn buildings and features reclaimed brickwork in order to retain a link between the Listed Building. The roof is a zinc composition which aims to be complimentary of the colour choice of charred timber and reflective of the agricultural environ and barns. The proposal also creates the introduction of a polite courtyard which is aimed to contribute to the historic agricultural background of the dwelling. Though a sizable addition that in terms of footprint eclipses the original Listed Building dwelling, the proposed is respectfully designed which preserves the character and appearance of the Listed Building. The design choices whilst clearly contemporary and modern with large barless windows and solar panels to the pitched roof is not thought to detract from the Listed Building.

The proposal, though large when viewed together with the existing Listed Building, would be considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling on balance, and which would not harm the character or appearance of the wider area. Furthermore, given the generous curtilage of the dwelling, the extension would be well accommodated within it as to avoid overdeveloping the site, in accordance with Policy 28. 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 would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Other Matters

The Council recognises the views of the Parish Council in respect of overdevelopment of the site. Whilst a large addition to the site, in line with the Conservation Officer, the grounds of the site are large and can accommodate an addition to the site such as this without overdeveloping the site. Though overtly contemporary compared to the modest look of Lawsons Farm, it is considered that the proposal does not excessively detract from the Listed Building's existing appearance nor constitute an overdevelopment in respect of the historic dwelling. The works to assimilate the proposed within the scope of the existing house by mimicking an agricultural building and allowing the proposal to sit into the ground in order to retain a subservience to the Listed Building help mitigate the issue of overdevelopment.

The application included a Preliminary Ecological Appraisal and Bat Roost Report that noted a licence for bats will be required. A positive HRA has been sent to Natural England, who have not objected to the proposal. In addition, the Council's ecological consultant has suggested conditions (attached).

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 **Pre-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works 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) Standing seam roof details including sections through:
- roof ridge
- valleys
- eaves
- verges

ii) Section through glazed link including junction with listed building and single storey extension

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 **Pre-Commencement Condition**: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal Report (JWK Wildlife Surveys, September 2022), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

5 **Regulatory Condition**: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in JWK Wildlife Surveys, September 2022.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

6 **Regulatory Condition**: The new timber windows fitted in the building shall have casements flush fitted with their frames. The windows shall not be fitted with trickle vents or lead applied to the face of the glass.

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).

7 **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).

8 **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).

NOTE TO APPLICANT
A license should be obtained that is either issued by Natural England or a licensed ecologist that is pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence

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/24/0347
Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Section plan	Proposed	2.03	01.03.2024
Site plan	Proposed	2.04	01.03.2024
Location & Block plan		1.01	01.03.2024
Supporting Statement	Heritage	NONE	01.03.2024
Supporting Statement	Preliminary Ecological Appraisal and Bat Roost Report	JWK Wildlife Surveys, September 2022	01.03.2024
Tree plan		21051_01	01.03.2024
Site plan	Existing	1.03 REV A	01.03.2024

Floor plan	Existing	1.02	01.03.2024
Elevation plan	Existing section	1.04	01.03.2024
Floor plan	Proposed	2.01	01.03.2024
Design & Access Statement		NONE	01.03.2024
Elevation plan	Proposed	2.02	01.03.2024
Supporting Statement	PEA Additional Info Letter		07.05.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 03/06/2024

Authorising Officer sign/initial RHERMITAGE Date: 02.07.2024