Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0200
The Old Shop, Church Street, Rudgwick, West Sussex, RH12 3EH

DESCRIPTION:

Demolition of existing porch and construction of an open front porch, part one and two storey side and rear extensions with associated changes to existing fenestration and materials.

RELEVANT PLANNING HISTORY:

DC/20/0105	Erection of a two storey side extension	Application 14.04.2020	Refused	on
DC/19/1388	Erection of a single storey side extension.	Application 07.10.2019	Refused	on
RW/80/87	Proposed stables. Comment: Appeal dismissed 04/08/88 (From old Planning History)	Application 20.01.1988	Refused	on
RW/52/87	Convert shop/dwelling to dwelling. (From old Planning History)	Application 23.07.1987	Permitted	on
RW/15/88	Garage. (From old Planning History)	Application 12.04.1988	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 41- Parking

Rudgwick Neighbourhood Development Plan to 2031:
RNP6 – Materials
RNP7 – Architectual Style
RNP9 – Street Scene

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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, with conditions recommended

Satisfied that the proposal will not result in harm to the setting of the adjacent Listed Building and will not crowd the neighbouring Listed Building and will preserve its setting, with recommended conditions.

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: Support

Specific emphasis on the significant improvement on the street scene.

Representations:

8 letters of representation were received from 8 separate addresses, 7 of which supported the application and 1 neither objecting nor supporting.

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 comprises a semi-detached 2-storey dwelling on the west side of Church Street. The site is within the Rudgwick built-up boundary area (BUAB), but not within the Rudgwick conservation area. The site is immediately adjacent to a Grade II listed property to the south which also fronts onto Church Street, namely Two Wells.

The Old Shop is prominent in the street scene as it has no front garden and is visible from the north and south when travelling along Church Street. The Old Shop is reflective of late nineteenth century cottages and is shown on the 1st O.S. County series map surveyed in 1871.

Planning permission is sought for the demolition of existing porch and construction of an open front porch, part one and two storey side and rear extensions with associated changes to existing fenestration and materials and follows preapplication advice provided under PE/23/0244.

The existing front porch is to be demolished and construction is proposed of a new ground and part first floor side and rear extension. The external walls of the proposed extension are to match existing; a combination of brickwork and render up to window head height and hung tiles up to eaves and ridge height. The proposed extensions will consist of a dual pitched roof to match existing with the same eaves height following throughout. The existing mono pitched roof will continue at the rear up to the wall of the existing garage. Proposed fenestration will match existing, while additional roof lights have been proposed on the rear elevation to bring natural light. Following the removal of the existing enclosed porch, the frontage of the property will be made good to match the rendered finish of the existing dwelling.

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.

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."

It is noted that the site has been subject of previous refused applications for similar development. These were refused on the grounds of the design, form and siting, which was considered to create a sense of bulk and mass that would disrupt the existing symmetry of the dwelling and result in a harmful loss of separation to the adjacent Listed Building. The new proposal has sought to address these concerns by setting the additions further back to not compromise views of the heritage asset from the street scene. The additions have also been designed to remain subservient to the appearance of the overall dwelling so that it retains its original historical significance and proportion. The ridge heights of the extensions step down from the main house, with each new element set further back than the previous. The application has been consulted with HDC Conservation and the proposal is considered to reduce the overall bulk and massing of the additions, maintaining the hierarchical character of the host dwelling and later addition. Conditions are recommended to ensure clay roof tiles and clay vertical tiles are used, and to ensure flush fitting casement windows and metal framed roof lights.

Overall, while the proposal would result in additional bulk and mass to the dwelling, it is considered that the extensions have been designed to be appropriately subservient, and is 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.

The proposal includes new first floor windows to the rear. Given the siting of the proposal and the relationship with the neighbouring properties, it is not considered that the proposal would result in any significant harm through overlooking and loss of privacy. It is noted that no representations of objection have been received.

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 works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 **Regulatory Condition:** The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing found on the existing principal roof including exposed rafter feet and cut verges.

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).

4 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and the detail submitted to the Council on 18.04.2024, unless details 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 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:** The new windows fitted in the extension hereby permitted shall have casements flush fitted with their frames if manufactured in timber or 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).

6 **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).

7 **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).

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/24/0200
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	CS/R/24/PL/LP01	06.02.2024
Elevation plan	Existing & Proposed Rear Elevation	CS/R/24/PL/L22 B	10.05.2024
Elevation plan	Existing & Proposed Side Elevation 1	CS/R/24/PL/L21 B	10.05.2024
Elevation plan	Existing & Proposed Side Elevation 2	CS/R/24/PL/L23	06.02.2024
Elevation plan	Existing & Proposed Front Elevation	CS/R/24/PL/L20 B	10.05.2024
Floor plan	Existing & Proposed Ground Floor Plan	CS/R/24/PL/L10	06.02.2024
Floor plan	Existing & Proposed First Floor Plan	CS/R/24/PL/L11	06.02.2024
Block plan	Proposed & Existing Block Plan	CS/R/24/PL/L01	06.02.2024
Block plan	SPEC OF CLAY TILES	NONE	25.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 14.05.2024