



TO: Planning Committee North

BY: Head of Development

DATE: 04 July 2017

DEVELOPMENT: Erection of single storey rear extension with a glass link (Full Planning)

SITE: Old Lodge, Christs Hospital, Horsham, West Sussex, RH13 0LB

WARD: Southwater

APPLICATION: DC/17/0466

APPLICANT: Mr & Mrs Budgen

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received of a contrary view to the Officer recommendation.

RECOMMENDATION: To refuse planning permission

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for a single storey rear extension with glass link to the main building.
- 1.2 The proposed extension would measure to a width of 9.7m, and would extend to a total depth of 7.1m from the rear elevation of the dwelling. The proposal would incorporate a half-hipped roof extending to a height of 5m, slightly set down from the ridgeline of the main dwelling.
- 1.3 The main bulk of the proposed extension would be set back from the host dwelling, and connected by a glazed link to a depth of 2m. The proposal would be finished in timber cladding, with clay tiles to the roof.

DESCRIPTION OF THE SITE

- 1.4 The application site consists of a single storey Grade II Listed Building positioned to the north of Christs Hospital Road and west of Two Mile Ash Road.
- 1.5 The site lies in a relatively small plot that is bound by hedging and posit and rail fencing, with the amenity space to the rear built above the application dwelling.

- 1.6 Access is provided to the south-west, with gravel hardstanding positioned to the west of the dwelling.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

- 2.2 **National Planning Policy Framework:**

NPPF7 - Requiring good design

NPPF12 - Conserving and enhancing the historic environment

NPPF14 - Presumption in favour of sustainable development

- 2.3 **Horsham District Planning Framework (HDPF 2015)**

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Southwater Neighbourhood Development Plan
- Designated (Regulation 7) – May 2016

- 2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/14/0617	Change of use of agricultural land within the curtilage of Old Lodge to residential use for the purposes of site access, parking and turning area	Application Permitted on 06.06.2014
DC/15/1667	Erection of a 2 bay oak frame garage (Householder application for Listed Building Consent)	Application Permitted on 02.12.2015

3. OUTCOME OF CONSULTATIONS

- 3.1 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.

INTERNAL CONSULTATIONS

- 3.2 **Design & Conservation Advisor:** Objection on grounds of scale, massing, bulk, positioning and design, and the harm caused to the special historic and architectural interest of the Listed Building and its setting.

OUTSIDE AGENCIES

- 3.3 None.

PUBLIC CONSULTATIONS

- 3.4 **Parish Council:** Object, the proposal contravenes guidelines regarding the development of Grade II listed buildings.
- 3.5 12 letters of support have been received, and these can be summarised as follows:
- Proposal would conserve the building and make it suitable for modern living standards
 - Proposal is an interesting and thoughtful development
 - Sympathetic to the Listed Building
 - No impact upon neighbouring properties

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development

- 6.1 Policy 33 of the Horsham District Planning Framework is the main policy against which proposals for extensions are considered. It requires that new development is of a high standard of design and layout having regard to its natural and built surroundings in terms of scale, density, height, massing, siting, orientation, views, character, materials and space between buildings. An extension should be locally distinctive in character and respect the character of the surrounding area. For this reason the proposed development is considered to be acceptable in principle subject to it meeting the requirement set out above.

Character and appearance

- 6.2 Policies 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. In addition, policy 34 states that work to Listed Buildings should reinforce and make a positive contribution to the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques.
- 6.3 The significance of the Old Lodge is considered to be its architectural detailing and scale (including its size, height and massing) and the building form. The building is a quaint and modestly sized Lodge cottage of a stone material palette and distinctive built form. These elements are considered to be an intrinsic part of the building's significance, and contribute to a very particular and distinctive vernacular. In addition, the quaint stone building, sitting prominently on the corner of a heavily trafficked road, sits in the plot well, and the balanced composition of the building and 'neat' form is enhanced by the open space immediately surrounding the building.

- 6.4 The proposed extension would measure to a width of 9.7m, and would extend to a total depth of 7.1m from the rear elevation of the dwelling. The main bulk of the proposed extension would be set back from the host dwelling, and connected by a glazed link to a depth of 2m. The proposal would incorporate a half-hipped roof extending to a height of 5m, slightly set down from the ridgeline of the main dwelling. The proposal would be finished in timber cladding, with clay tiles to the roof.
- 6.5 Given the historic and architectural significance of the Listed Building, any proposed addition should be of an inspired design that does not compete or conflict with the parent building. Such common threads could include design, form, material palette, proportions, fenestration, and detailing; with these designed to harmonise with the host building. Any proposal should be recessive and low-key, and should seek to be subservient in form and function to the main Listed Building.
- 6.6 The proposed development is considered to be of a scale, bulk and visual massing that would compete and overwhelm the modest character of the dwelling. In particular, whilst the footprint of the extension is considered reasonable, the cumulative impact caused by the siting of the extension and its form, scale and massing is considered to result in a large and bulky addition that does not respond well to the principal building. The proposed extension, reflecting a Sussex Barn style, would not reflect the architectural integrity, historic evolution or setting of the Listed Building, and would appear as a physically and visually discordant addition that would compete with the host dwelling.
- 6.7 Although noted that the height of the proposed extension has been reduced, with the depth of the glazed link increased, the design and form of the proposal is considered to enhance the bulk and massing of the extension, resulting in an unbalanced addition whose proportions and appearance compete with the special and distinctive character of the parent building.
- 6.8 The proposed material palette, and in particular the use of timber cladding, is considered to take little reference from the principal building, which given its architectural significance, would not be contextually accurate. The use of timber cladding, coupled with the barn-style design, is therefore considered to visually compete with the distinctive character and vernacular of the dwelling. As a result, the proposed addition is considered to be of a proportion and form that would unbalance the dwelling, eroding the character, significance and interpretation of the distinctive built form.
- 6.9 The existing building functions as a home and there is not considered to be tangible public benefits of the scheme which would offset the potential harm to the heritage asset. The proposed extension which would sit awkwardly against the Listed Building would be a permanent and irreversible addition which would harm the special interest of Old Lodge.
- 6.10 Whilst amendments have been submitted, the proposed development is still considered to result in an incongruous and visually discordant addition that would be at odds with the principal building. In addition, the appearance, primarily determined by the material palette and detailing, is not considered to reflect or harmonise with the parent building. As such, the proposed extension is considered to result in harm to the special character, significance and setting of the Listed Building, and is not considered to relate sympathetically to the locally distinctive character of the building. Therefore, the proposal is considered to be contrary to Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

Impact on neighbouring amenity

- 6.11 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.12 Given the isolated nature of the site, the proposed development is not considered to materially harm the amenities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Conclusion

- 6.13 The proposed extension would physically and visually compete with the existing built form of the dwelling, and would detract from the architectural integrity and character of the Grade II Listed Building. The proposed addition is considered to be of a design, form and finish that would detract from the special interest and significance of the dwelling, in a manner that would not reflect the character and appearance, contrary to Policies 32, 33, and 34 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To refuse the application for the following reason:

- 1 The proposed single storey extension would be of a design, scale, mass and bulk that would result in an unacceptable, permanent, and irreversible adverse impact upon the special character and distinctiveness of the Listed Building, resulting in an overtly large, disproportionate and visually discordant addition that would contribute to the incremental and cumulative erosion of the immediate setting of the cottage, contrary to policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/0466
DC/17/0467