



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/0796

2 The Plough, Charlton Street, Steyning, West Sussex, BN44 3LU

DESCRIPTION:

Demolition of an existing flint wall on the boundary of the property, and replacement with a new flint wall.

RELEVANT PLANNING HISTORY:

DISC/15/0106	Discharge of condition 4 on DC/14/2661	Application Permitted on 09.06.2015
DC/14/2661	Erection of side extension and loft conversion including 5 no conservation roof lights and a rear dormer and new roof to existing rear extension with associated external landscaping	Application Permitted on 12.02.2015
DC/13/0805	Erection of side extension and loft conversion including 5 No. conservation roof lights and a rear dormer and new roof to existing rear extension with associated external landscaping	Application Permitted on 25.06.2013

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

Neighbourhood Plan:

Under Regulation 7, the Steyning Neighbourhood Plan Area was designated on 21 May 2018. Steyning Neighbourhood Plan is currently out to consultation in line with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation is for 8 weeks from 5pm Friday 17 July to midnight Friday 11 September 2020.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Design & Conservation: No objection.

Parish Comments:

No Objection

Representations:

None received

HUMAN RIGHTS:

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 the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

2 The plough is a semi-detached two storey dwelling located to the west of Charlton Street within the designated built-up area and Conservation Area of Steyning. The site is separated from the public highway by a flint wall with red brick quoining, which is positioned directly adjacent to the public footpath. Application seeks permission to demolish the existing flint wall on the boundary of the property and replace with a new flint wall. The proposal was assessed by desktop study and access to online aerial mapping software in addition to the planning history of the site.

Policy Background:

Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

Policy 32 of the HDPF seeks to ensure that that development in the district promotes a high standard of urban design, architecture and landscape. Development will be required to enhance and protect the locally distinctive characters, through good design, landscaping (both within a scheme and having regard to the impact on surrounding landscapes), creating a 'sense of place', and in ensuring that local, social and environmental characteristics are considered.

Policy 33 of the HDPF seeks to ensure that development is of high quality, well designed and takes account of the existing character of the area the following design policy will apply to all new development. It will also ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant 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 Horsham District Planning Framework (HDPF) states that works to listed buildings should reinforce the special character of the historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques. Development should make a positive contribution to the character and distinctiveness of the area, whilst preserving and ensuring the clear legibility of locally distinctive vernacular. The setting of listed buildings should also be retained and improved, with the viability and future of the asset secured.

Design & Appearance:

The existing flint wall forms the North East boundary of the property, separating the driveway from the public footpath running along Charlton Street. It is made of rough field flints, with red brick quoining on the outer edge. The applicant has provided information highlighting the unstable nature of the existing wall which is shown by a large diagonal crack following an accident. It is also understood that much of the original lime mortar is crumbling, and cement repairs over the years are trapping moisture. The current flint wall is 1.9m high and 2.6m long.

The existing wall is an attractive feature of the street with the revised dimensions of no particular consequence to the character or appearance of the locality. The suggested mortar will be a mix of natural hydraulic lime & sharp washed sand and 10mm shingle, brushed back to give the wall a traditional look. Reclaimed brick coping will be used along the top of the wall to improve the finish and make it more weatherproof. This approach is considered acceptable and the proposal is considered to

be of a design, scale and detail which would relate well to the wider streetscene and the special character and setting of the Steyning conservation area. There would be no adverse impact on heritage assets.

The need for this adjustment also correlates to improving the manoeuvrability of vehicles in and out of the parking space on site and the nature of the proposal would not result in any unacceptable harm to neighbouring amenity.

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, Heritage Statement & drawing no. 1212-311-A.

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.

Plans list for: DC/20/0796

(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	Heritage	NONE	24.04.2020
Location plan		NONE	30.04.2020
Block plan	Landscape Plan	1212-212-B	30.04.2020
Elevation plan	Proposed Street	1212-311-A	30.04.2020
Elevation plan	Proposed Street	1212-311-A	30.04.2020

DELEGATED

Case Officer sign/initial William Omoma Date: 20.07.2020

Authorising Officer sign/initial Guy Everest Date: 20.07.2020