



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1378

18 Sir Georges Place, Steyning, West Sussex, BN44 3LS

DESCRIPTION:

Creation of car parking space within the curtilage of flats 18, 19, 20 and 21 with provision new steps for side and rear access.

RELEVANT PLANNING HISTORY:

None

DESCRIPTION OF THE SITE

The application site is situated within the built-up area boundary of Steyning, outside the Steyning Conservation Area. It is accessed via a private road leading from Sir George's Place and comprises an existing area of hardstanding used for the parking of vehicles, serving the adjacent apartment block to the north. This parking area contains eight garages, with additional parking spaces located directly opposite each garage. The surrounding landscape is predominantly residential properties, with the fire station immediately to the south.

DESCRIPTION OF THE APPLICATION

This application seeks full planning permission for the creation of an additional car parking space within the existing parking area, in a location opposite the garage serving 18 Sir Georges Place. The proposal also includes the installation of new steps to provide side and rear access.

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 41 - Parking

Steyning Neighbourhood Development Plan 2019 - 2031

SNDP2 – Responsible Environmental Design

SNDP3 – Contribution to Character

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development

Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 25: Parking

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)

Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Shaping Development in Horsham District

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: No Objection

The application site adjoins the Steyning Conservation Area, but due to its position and the juxtaposition of the existing parking area and garages, the proposals would not result in harm.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

Steyning Parish Council: No Objection

Member Comments:

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

Design and Appearance:

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 2 of the SNP seeks to ensure that, as appropriate to their scale and nature, development proposals are designed responsibly and take account of their impact on the environment throughout their lifetime. Policy 3 of the Steyning Neighbourhood Plan seeks to ensure that development proposals positively contribute to Steyning's character, respect the amenity of nearby properties, and respond sensitively to the established scale, massing, height, form and materials of surrounding development.

The proposed works include the demolition of an existing low-level wall and steps to allow for the extension of the existing hardstanding, by approximately 2.2 metres in length and a width of 1.1 metres. A new low-level wall and steps will then be rebuilt in a new position to ensure access is still maintained. The materials will match that already present, with matching brickwork for the low-level wall and concrete for the hardstanding and the existing vegetation will be retained. Whilst permeable materials for the hardstanding would be preferred, it is acknowledged that given the minor nature of the extension and the presence of existing concrete surfacing, these materials are acceptable in this instance to ensure new surfaces blend with the existing.

The proposed extension of the existing hardstanding represents a minor and proportionate alteration within an established residential parking area. Given the modest increase in hardstanding and the retention of existing vegetation, the development would not result in harm to the character or appearance of the site or the wider area. The proposal is therefore considered to accord with Policies 32 and 33 of the HDPF and Policies 2 and 3 of the SNP.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The site is located within an established residential area and given that the proposal involves only a minor extension to the existing parking area, it would not result in an intensification of use. As such, the development would not give rise to adverse impacts on residential amenity, including issues of overlooking, privacy, or disturbance. The proposal is therefore considered to accord with Policies 32 and 33 of the HDPF.

Impact on Parking Provision

Policy 41 of the HDPF states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The applicant details within their Planning Statement that their garage is not suitably sized to accommodate a vehicle and there is insufficient space in front of the garage for parking, as opposed to the other residential properties who are able to utilise the area in front of their garages. It is acknowledged that, as a result of the site layout, the applicant does not benefit from functional off-street parking and is currently reliant on on-street parking along the access road or Sir George's Place. Allowing the proposed use of this space would reduce pressure on on-street parking in the immediate vicinity, where demand is noted to be high during the officer's site visit, and would result in an improvement to local parking provision.

Therefore, the proposed development accords with Policy 41 of the HDPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of

land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

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/25/1378

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Site plan	Site Plan - Existing	NONE	02.10.2025
Site plan	Site Plan - Proposed	NONE	02.10.2025
Location plan		NONE	14.10.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 03/12/2025

Authorising Officer sign/initial RHERMITAGE Date: 08.12.2025