DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1854
1 First Floor , High Street, Storrington, West Sussex, RH20 4DR

DESCRIPTION:
Refurbishment of commercial premises including replacement roof, repairs to chimney, new fenestration and shopfront lighting. Installation of Air-source heat pump and extraction ventilation. Installation of gate to rear of property.

RELEVANT PLANNING HISTORY:
None relevant to this application.

DESCRIPTION OF THE SITE
The application site is located on the northern side of the High Street. The main property is a detached two and a half storey commercial premises. The premises is a prominent building situated within Storrington Conservation Area and located at the start of the High Street in the village centre. The main property is a listed building but it is positioned in the setting of nearby listed building Mulberry House (Grade II) and White Horse Inn (Grade II). The western elevation adjoins the access road to Brewers Yard and to the rear of the site are a cluster of residential properties.

DESCRIPTION OF THE APPLICATION
The proposal seeks planning permission to refurbish the property, to includes the replacement of perished upper level windows with double glazed upvc sliding sashes, new signage lighting, the replacement of heating system to renewable air source heat pumps, installation of extraction ventilation, replacement of roof finishes and repairs to chimney. The application originally included the installation of a replacement shopfront, this has though since been omitted from the scheme.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 5 – Storrington Village Centre Retail Area
Policy 14 – Design

Storrington and Sullington Parish Design Statement

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements

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: Object. No.1 High Street positively contributes to the character of the conservation area. The proposals will smarten the building but reluctant to agree the new shopfront which will appear as a modern, generic feature of the building. This will dilute the historic appearance of the building and undermine the traditional character of the village street scene. The shopfront should be designed to reflect a traditional frontage with stall riser and traditional framing profiles.

(N.B. The replacement shopfront was omitted in response to these comments).

HDC Environmental Health: The Application seeks installation of mechanical extraction plant and two air-source heat pumps (ASHP) to the rear of the premise at first floor height.

The premises is sited in the primarily commercial heart of the village, although it is noted that domestic properties are located within 10 metres south of the proposed location of the new ASHP units – at 3A High Street – as well as to the northeast in Brewers Yard at a similar distance.

The Application as submitted does not include specifics make or model of the ASHPs and other mechanical plant intended to be installed and no noise performance data has been submitted.

However, this Service sees no fundamental reason why the proposed installations cannot be operated without causing disturbance to neighbouring properties with proper consideration. To this end, the following Conditions are recommended to safeguard the local amenity, should the Application be Permitted.

Representations:
None received.

Parish Comments:
No objection - The property is close to Listed buildings, residential area as well as commercial. Concerns regarding heat pumps and extractor noise. Installation should be subject to an acoustic report that demonstrates the sound emitted is within acceptable limits for neighbouring properties.

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:

Paragraph 212 of the NPPF (2024) 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 213 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."

Policy 34 of the Horsham District Planning Framework 2015 (HDPF) seeks to ensure that proposals reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques. Also, proposals are required to make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

In response to comments from the Council's Conservation Officer the previously proposed replacement shopfront has been omitted from the scheme, which now entails the alterations set out in the (amended) description. The nature of the works at roof level of the building and the alterations to windows (to the east, south and western elevations are considered to have a neutral impact on the character and appearance of the host building and wider surrounding Conservation Officer, and are therefore considered acceptable.

The new heat pumps would be sited in an elevated position to a rear courtyard, and while brief views would be possible these would represent minor intrusions which would not appear to intrusive or dominant as to have any adverse visual impact, with the character and appearance of the conservation area preserved, and no adverse impact on the setting of surrounding listed buildings. It is not therefore considered necessary for details of screening to be secured through condition.

For the reasons outlined it is considered that the proposal would have no adverse effects on the setting of surrounding heritage assets, the character and appearance of which would be preserved. The visual impact of the proposal is considered acceptable and in accordance with the above policies.

Residential Amenity:

Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

It is considered that given the nature and siting of the proposed alterations to the building and the relationship with neighbouring properties and land, there would be no unacceptable impact(s) on neighbouring amenity. A condition is recommended in respect of the heat pumps, to ensure their operation does not create an unacceptable noise disturbance, with this approach considered sufficient to protect 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 use of the site 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 nature of the proposal 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.

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).

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG, as it qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to be in contrary with the above-mentioned policies and guidance therefore the development is recommended for refusal.

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 combined noise from the ASHP hereby permitted shall not exceed background levels as measured at a position on the northern boundary of the application site. In order to achieve this, the units shall be designed / selected, or the noise from the units attenuated so as to maintain the existing noise climate and assist in reducing 'ambient noise creep' (the gradual increase in background noise levels in a built-up area due to consecutive small increases). Daytime and night-time noise measurements shall be based on a 1 hour LAeq and a 15 Minute LAeq respectively, in line with BS 4142: 2014 (or subsequent superseding equivalent).

Reason: To protect the amenity of adjacent occupiers 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/24/1854

(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

Design & Access Statement		NONE	27.01.2025
Location & Block plan		123_200 A	27.01.2025
Floor plan	Proposed	123_203 A	27.01.2025
Elevation plan	Proposed	123_204 A	27.01.2025
Floor plan	Existing	123_201	02.12.2024
Elevation plan	Existing	123_202	02.12.2024
Details plan	Window Details	123_205	11.02.2025
Details plan	Proposed Roof Details	123_06	11.02.2025
Details plan	Proposed Roof Details (2)	123_07	11.02.2025
Details plan	Window Cross Sections	11-06-2014	11.02.2025
Details plan	Flush Casement Details	NONE	11.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 20.02.2025

Authorising Officer sign/initial Guy Everest Date: 21.02.2025