

CS/P26-O923

10 April 2026

Horsham District Council (Planning)
Albery House
Springfield Road
Horsham
RH12 2GB

Dear Sir/Madam

Objection to applications DC/26/O297 and DC/26/O282
39A Springfield Road, Horsham, West Sussex, RH12 2PG

I am writing to you in relation to the planning applications under consideration at 39A Springfield Road, Horsham, for the following development:

- **DC/26/O297** – Installation of an external extraction flue to the rear elevation
- **DC/26/O282** – Installation of 1 no. illuminated fascia sign and 1 no. internally illuminated projecting sign.

These applications were submitted in February and March 2026 and are currently under consideration by Horsham District Council. Nonetheless, the proposed works are already being undertaken on site (as can be seen in the image below), without planning permission being granted. As such, any application should be determined on a retrospective basis.



Extract Duct and signage already installed at 39A Springfield Road as of the 24th March.

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
T 01454 625945 E Bristol@pegasusgroup.co.uk
Offices throughout the UK.

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The site is proposed to be occupied as The Real Pizza Company once all works are in place. A proposed floor plan has not been submitted as part of the application to understand whether seating will be available on site. However, from a simple internet search reviewing the Real Pizza Company's other premises in Worthing, Copthorne, Crawley and East Grinstead, it appears that the business solely provides hot food takeaway services for delivery or collection. Customers will be able to order online either directly or on third-party websites, including Uber Eats, Deliveroo and Just Eat, and orders will be consumed off the premises. As such, the predominant element of the business will be a sui generis hot food takeaway use.

A review of the council's website indicates that planning permission has not previously been obtained for the site to be used as a hot food takeaway, sui generis, use and is instead provided with a lawful Class E use.

Planning permission is therefore required to enable the premises to operate as a hot food takeaway (Sui Generis) in accordance with the Town and Country Planning Act 1990 (as amended), since it is evident that the establishment is intended to predominantly be in use as a hot food takeaway (sui generis). Therefore, the proposed operation of the site will be unlawful.

From reviewing the relevant planning policies as set out within the Horsham District Planning Framework (adopted 2015), the site is located within the Secondary Retail Frontage of the Horsham Main Shopping Area. In such locations, where changes of use from Class A1 (now Class E) are proposed, no more than 50% of the frontage should operate as non-retail uses (A2, A3, A4 or A5). Although Class E now provides greater flexibility for changes of use, such restrictions must still be accounted for and considered as part of a change of use application, especially where sui generis hot food takeaways are proposed (previously Class A5). From a review of the relevant frontage, it appears that following the change of use of 39A Springfield Road, 90% of the frontage will be operating non-retail (previously Class A1) uses, with 50% exclusively operating as sui generis (previously Class A5) hot food takeaways. This further reinforces that it is essential for a change of use application to come forward for the proposed sui generis hot food takeaway to enable the local planning authority to understand and assess its impacts on the vitality and viability of the Main Shopping Area in accordance with Policy 13.

In this regard, it would be useful to understand if the Council are aware of the nature of The Real Pizza Company's operations, and whether they have had any contact with the applicant in respect of their intentions to submit the required change of use application.

If not, it is assumed that the Council's enforcement department will investigate any breach of planning control once the premises become operational as a sui generis hot food takeaway and determine the next steps accordingly.

Application DC/26/O297 – Installation of extract duct

This application proposes the installation of an external extract flue, terminating above the ground floor flat roof at the rear. The flue is proposed to be installed at a relatively low level, and openable residential windows are in the immediate surroundings and will therefore experience increased odours following the proposed works, impacting their amenity and quality of living. The

planning statement details that the system will be fitted with internal carbon filters and odour abatement technology; however, no specification details of such abatement measures have been submitted for consideration to ensure odours will be suitably treated.

It is recognised that the Environmental Health Officer has raised an objection to the application and has undertaken an odour risk assessment, identifying that a high level of odour abatement is required to protect amenity. We would agree with the comments raised and request that the extract system be re-routed to discharge no less than 1m above eaves height and fitted with suitable odour controls, preferably a combination of an ESP, UV Ozone System and carbon filters as detailed in the EHO response. Such changes will be essential to ensure the extract system can protect nearby residential amenity in accordance with Policy 24.

Therefore, retrospective planning permission for the extract duct should not be granted until a suitably designed extract system, terminating at a suitable height and incorporating effective odour abatement measures, is proposed and accepted by Environmental Health Officers.

The proposed extract system also has the potential to generate additional noise, which may require abatement measures to protect amenity. This has not been assessed as part of the current application; a noise impact assessment should be undertaken before the application is determined to ensure amenity, in all respects, will be protected post-development, particularly given the unusually close relationship to dwellings immediately to the rear of the building.

The Environmental Health comments set out numerous conditions to be attached to any future approval, as follows:

- A compliance condition to ensure noise associated with the extract system complies with standards set out within BS 4142:2014 (or subsequent superseding equivalent).
- Submission of a service and maintenance regime for the extraction equipment (it is presumed this will be required before the premises become operational).
- Submission of a noise assessment of the plant equipment within 3 months of the new plant being commissioned.

We concur that the conditions set out by the Environmental Health Officer will be essential to ensure noise and odours associated with the extract duct are controlled in the interest of residential amenity.

Nonetheless, given that the extract duct has been installed and can be tested, we would request that a noise impact assessment is undertaken prior to the determination of the application to confirm whether additional acoustic abatement measures are required prior to the system becoming fully operational to ensure that the noise limits will not be exceeded.

We hope that the above matters will be taken into consideration in the determination of application DC/26/O297.



DC/26/O282 – Installation of 1 no. illuminated fascia sign and 1 no. illuminated projecting sign.

As per the application for the installation of the extract duct, the signage associated with The Real Pizza Company has already been installed on site (as detailed above) and therefore should be determined retrospectively.

The proposals seek to introduce a projecting sign, installed at fascia height. This is much lower than other projecting signs seen along the secondary frontage, including that at Domino's and Uncle T's, where projecting signs are positioned on the brickwork above. As such, the proposed projecting sign is inconsistent with the surrounding streetscene in its current form.

The application forms set out that both the proposed fascia and projecting signs are to be internally illuminated up to an illumination of 600cd/m². This is relatively high intensity illumination, not appropriate in this mixed-use area. Additionally, internal illumination, especially within fascia signs, is not characteristic of this area and will appear incongruous within the wider street scene, presenting a risk to highway safety from dazzling passing pedestrians and traffic. As such, the proposed signage is not considered appropriate in design and character in this location and in contradiction to Policy 14. Sources of external illumination should instead be explored to ensure there are no cumulative visual or safety impacts associated with the proposed signage.

We hope that the above matters relating to design and highway safety will be taken into consideration in the determination of application DC/26/O282.

We hope the above comments will be taken into consideration in the consideration of the application and look forward to your response in this regard, but if you should require any further information in the meantime, please do not hesitate to contact me.

Yours faithfully,

Planner