Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1741
42 High Street, Storrington, West Sussex, RH20 4DU

DESCRIPTION:
Proposed demolition of shed and erection of first floor rear extension with external staircase

RELEVANT PLANNING HISTORY:
None directly relevant to this current application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 4.3 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

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.

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018 - 2031:
Policy 14 – Design

Storrington and Sullington Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
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.42 is a positive contributor to the character of the conservation area. It appears to be a mid-nineteenth century building constructed of local stone and brick. The existing rear extension has been constructed in phases and with interesting construction techniques. Despite the unusual brick and stone bond it appears robust enough and has survived well over a century of use. The proposed replacement rear wing should reflect a local building tradition and I have suggested conditions below to facilitate this. The loss of the brick built latrine is a shame but not contentious in this case.

Parish Comments:
No objection

Representations:
None received

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

Principle of Development:

The application site lies within the primary retail frontage of the Storrington Village Centre. The proposal would create additional floorspace for use in association with an existing commercial occupant. The proposal has potential to support the future vitality and viability of the premises and this would be supported in principle by Policies 12 and 13 of the HDPF.

Character and Appearance:

Policies 32 and 33 of the HDPF seeks 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 14 of the SSWNP also ensures that developments are of high-quality design and construction. It advocates that designs are sympathetic to the existing form and character of the local area / dwelling house by ensuring scale, massing and design remain appropriate.

Policy 34 of the HDPF recognises that heritage assets are an irreplaceable resource, and states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. The policy requires, inter alia, that development makes a positive contribution to the character and distinctiveness of the area.

The application site comprises a mid-nineteenth century building constructed of local stone and brick. The proposal entails the erection of first-floor rear extension with external staircase, with a building previously proposed for demolition now to be retained. The siting, design and form of the proposed extension reflecting elements of the existing building (and the existing ground floor rear projection) and would represent a sympathetic addition. The proposal would have no adverse impacts on surrounding heritage assets.

The proposal is of a design, form and scale which is appropriate to the character and appearance of the existing building, and which would preserve the character or appearance of the wider surrounding area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The proposal does not amount to a change of use of the premises, instead creating additional floorspace to supplement the existing use of the site. There are no concerns in respect of additional Class E floorspace in this mixed-use location, with the relationship of properties and uses not expected to result in unacceptable harm by way of noise or disturbance.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal entails a modest first floor extension which together with the layout and intended use would not be expected to result in increased employment opportunities within the premises, supplementing the existing use rather than intensifying the range of activities which take place. The proposal would reconfigure the layout with the resulting facilities comparable to that which already exists at the site. It is considered, taking into account all relevant matters, that 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 which would necessitate 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 grant of planning permission 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.

Conclusions:

It is considered that the development is in accordance with the above policies and therefore this application is 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 **Pre-Commencement Condition**: No development shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The development must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing roof details, including sections through the dormer and junctions with existing and proposed roofs.

b) Specification of masonry, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) A sample panel of brickwork / stonework, not less than 0.8 sq m, shall be constructed on site. Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the Local Planning Authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The new roof junctions at ridge eaves and verges shall be built to reflect traditional detailing as found on the principal roof.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The new windows fitted in the extension hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The development hereby permitted shall be used solely in connection with the existing premises, as indicated on the approved plans. The development shall not be severed or self-contained without the prior written consent of the Local Planning Authority, by way of a formal application.

Reason: To ensure the development is water neutral and avoid an adverse impact on the Arun Valley SAC / SPA and Ramsar sites, and in the interests of amenity, in accordance with Policies 31 and 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/23/1741

(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 STATEMENT	none	06.11.2023
Elevation & Floor plan	Existing roof	2023.380.01 REV. A	22.11.2023
Elevation & Floor plan	Site and proposed roof	2023.380.02 REV. C	22.11.2023
Location plan		2023.380.03 REV. A	22.11.2023
Block plan	Proposed	2023.380.04 REV. A	22.11.2023

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 30.04.2024