Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0191
47 Carfax, Horsham, West Sussex, RH12 1FD

DESCRIPTION:
Replacement of external ATMs

RELEVANT PLANNING HISTORY:

DC/20/1666	Removal of 1No. ATM and reinstatement of stonework.	Application Permitted on 13.01.2021
DC/20/1955	Erection of 1x non-illuminated acrylic sign to cover redundant ATM.	Application Refused on 03.12.2020
DC/24/0682	Installation of 1x illuminated Fascia sign, 2x illuminated wall mounted projecting signs, 2x illuminated ATM surrounds and 1x non-illuminated Nameplate	Application Permitted on 09.09.2024
DC/25/0192	Replacement of ATM collars	Under Consideration

DESCRIPTION OF THE SITE

The application site is a corner plot located on the western side of the Carfax. The main property is a four storey building constructed of stone and brick with varied roof levels. It is located on a corner position within the Carfax Conservation area which forms part of the original market with medieval origins. The Carfax area forms the commercial centre of the town with an open pubic space containing a bandstand and twice-weekly market.

The site is positioned within the built-up boundary of Horsham and the Horsham Conservation Area. However, the main property is not a listed building.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for the replacement of external ATMs.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 9 - Employment Development
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

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3 – Character of Development

Horsham District Local Plan (2023-40) (Regulation 19):
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
Strategic Policy 30: Enhancing Existing Employment

Parish Design Statement:
None

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

PUBLIC CONSULTATIONS:

Representations:
There were no responses received from neighbour consultation.

Parish Comments:

Parish Council: Horsham Denne Neighbourhood Council has no objection but considers there should be a condition that if the ATMs are removed then the stonework should be reinstated.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development:

Policy 14 of the Horsham District Planning Framework (HDPF) states that advertisements should be sensitively designed, of an appropriate size and appropriately located. Advertisements should not be detrimental to the visual amenity of the buildings or area by reason of its scale, detail, character, design

or illumination; impact on pedestrian or highway safety; or result in, or compound, the perception of clutter on the street scene. In addition, as stated within paragraph 141 of the NPPF, "the quality and character of places can suffer when advertisements are poorly sites and designed…Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts".

The proposal relates to the replacement of external ATMs serving Natwest bank. It is understood that the Natwest Bank is currently undertaking a national programme of replacing and upgrading the existing ATMs. The new ATMs would increase convenience for customers by allowing better access, a more ergonomical design and have cyber-protected security. The updated ATMs would also be accessible for people with hearing loss. The proposal would improve the functionality of an existing employment premises therefore, the principle of the development is considered acceptable subject to all other material considerations.

Character and Appearance

Policy 34 of the Horsham District Planning Framework 2015 requires that proposed development make a positive contribution to the character and distinctiveness of the area and ensure that development in conservation areas is consistent with the special character of those areas.

Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan seeks to ensure that development preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area.

It is acknowledged that 47 Carfax is located within the Horsham Town Centre Conservation Area, and forms part of the settings of the Grade II Listed bandstand and war memorial. 47 Carfax is currently utilised by Natwest Bank and has two existing ATM's. The current proposal seeks to replace the existing ATM's and their surrounding collars. As previously identified within the conservation area there is an expectation that signage should be designed as an integral part of the building with the use of traditional materials such as hand painted timber. Any lighting should be discreet and proportionate to the opening hours of the business.

It is noted however that the proposed ATM's and collars are similar to that already in place and the north east elevation in particular has a modern aesthetic. It would therefore be considered in the context of the existing building that the proposed replacement ATM's would have a neutral impact on the character of the conservation area. Although there would be a preference for traditional materials it would not be considered that the proposals would result in additional harm to the settings of the war memorial or band stand. Following consultation with the Council's Conservation Officer. it is considered on balance that the visual impact of the proposal is acceptable and accords with the above policies.

Impact on Neighbouring Amenity

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 proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to 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 occupation 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 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 193 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) 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 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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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/25/0191

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		none	07.02.2025
Plans	Existing and Proposed ATM	NWSSTP24-P2-	07.02.2025

	replacement Sheet 1 of 2	NWB-601117-EXT-ISG-001-02	
Plans	Existing and Proposed ATM replacement Sheet 2 of 2	NWSSTP24-P2-NWB-601117-EXT-M&S-002-01	07.02.2025
Photos		none	07.02.2025
Photos		none	07.02.2025
Photos	External	none	07.02.2025
Design & Access Statement		none	07.02.2025
Site plan		TQRQM25050083829809	19.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2025