Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0192
47 Carfax, Horsham, West Sussex, RH12 1FD

DESCRIPTION:
Replacement of ATM collars

RELEVANT PLANNING HISTORY:

DC/20/1666	Removal of 1No. ATM and reinstatement of stonework.	Application Permitted on 13.01.2021
DC/25/0191	Replacement of external ATMs	Under Consideration
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

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

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

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.

Representations:
There were no responses received from neighbour consultation.

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

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".

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. The development in conservation area should be consistent with the special character of those areas.

The proposal would involve the replacement of ATM collars. 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 viewed that the replacement ATM collars would not result in additional harm to the special character of the conservation area. It is considered that the proposal would appear sympathetic and respectful to the locality, the visual amenities of which would be preserved.

The proposal would not obscure any traffic signage or hinder movement along the highways, and there would be no adverse impact on public safety.

Recommendation: Application Permitted

Conditions:

1 **Advert Condition**: No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

b) obscure, or hinder, the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
c) hinder the operation of any device used for purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In the interests of the visual amenities of the locality.

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/25/0192

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Location plan		none	07.02.2025
Plans	Existing and Proposed ATM replacement Sheet 1 of 2	NWSSTP24-P2-NWB-601117-EXT-ISG-001-02	07.02.2025
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