



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0305

90 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:

Refurbishment works to existing detached garage.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Neighbourhood Plan:

The Steyning Neighbourhood Plan was formally made at Full Council on Thursday 7 September 2022.

SNDP3 – Contribution to Character

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 Officer: No Objection - 90 High Street fronts onto the High Street and is an attractive timber framed grade 2 listed property. The building is also within the Steyning Conservation Area. The property although fronting onto the High Street, has its rear boundary bordering the car park of Newmans Gardens. The garage is located on the rear boundary of the property and appears to have been built in the 1980's.

It would be considered that the proposed works would not result in harm to the significance of the listed building, or the character of the conservation area. The proposed roof lights should be set within the roofslope, conservation style and be metal framed. The proposed new windows and doors should be timber framed to ensure they reflect the historic and architectural qualities of the conservation area. Conditions suggested.

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:

No Objection

Representations:

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 supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek 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 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy SNDP3 of the Steyning Neighbourhood Plan states development will be supported where it enhances Steyning's character and fits well with its surroundings, respecting neighbouring properties in terms of amenity, scale, height, massing, materials and overall design.

The application site relates to an existing detached garage building located to the rear of No. 90 High Street, a Grade II listed timber-framed property situated within the Steyning Conservation Area. The

garage itself is a later 20th century structure and makes a limited contribution to the significance of the designated heritage asset.

The Steyning Conservation Area is characterised by a dense arrangement of historic buildings along the High Street, with varied heights, traditional materials and a strong vernacular identity. The significance of the listed building at Nos. 90 and 92 High Street is primarily derived from its principal elevation fronting the High Street, with its timber framing, historic fabric and architectural detailing. The application site lies to the rear and is not visible from the High Street, with key public views instead experienced from Newmans Gardens Car Park.

The proposal seeks modest alterations to the existing garage, including the replacement of the 1980s garage door with a single timber door, the introduction of timber cladding to infill sections to match the existing gable ends, and the installation of two conservation-style flush rooflights. These works are limited in scale and retain the simple form and proportions of the existing building.

The use of timber cladding and traditional detailing reflects the established vernacular and will assist in integrating the structure more successfully within its historic context. The reduction in the number of rooflights from that previously proposed at pre-application stage ensures a more restrained approach that avoids visual clutter within the roofscape, in accordance with officer advice.

The Conservation Officer has raised no objection to the scheme, subject to conditions requiring timber joinery and conservation-style, metal-framed rooflights set flush within the roof slope. Subject to these controls, it is considered that the proposal would preserve the setting of the listed building and the character and appearance of the Steyning Conservation Area.

Overall, the proposal represents a sympathetic and proportionate intervention that responds appropriately to its heritage context. It would therefore accord with Policies 32, 33 and 34 of the Horsham District Planning Framework and Policy SNPD3 of the Steyning Neighbourhood Plan.

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.

The application relates to the refurbishment of an existing detached outbuilding, with no increase in its footprint, height or overall massing. The alterations are limited to external material changes, minor openings, and internal reconfiguration. As such, the proposal would not introduce any additional overlooking, loss of privacy, overshadowing or overbearing impacts.

The garage is positioned to the rear of the host property, adjoining the boundary with Newmans Gardens Car Park, and is well separated from neighbouring residential properties. Given this relationship, and the modest nature of the proposed works, it is considered that there would be no material change to the existing amenity situation.

Whilst the proposal includes the creation of a wet room and more flexible internal use, there is no evidence to suggest that this would result in a significantly intensified use of the building that would give rise to noise or disturbance. The use remains incidental to the host dwelling.

Accordingly, the proposal would not result in any unacceptable harm to neighbouring amenity and is considered to comply with Policy 33 of the HDPF.

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 dwelling 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

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore 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:** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:
- Specifications of external materials and surface finishes.
 - Specifications of external replacement doors and windows

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 roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

- 5 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 90 High Street as a dwelling and shall not be used as a separate unit of accommodation or for any commercial purposes.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 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/26/0305

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	20.02.2026
Supporting Statement	HERITAGE STATEMENT	NONE	20.02.2026
Location & Block plan		A000	20.02.2026
Floor plan	EXISTING GROUND FLOOR AND ROOF PLANS	A100	20.02.2026
Floor plan	PROPOSED GROUND FLOOR AND ROOF PLANS	A110	20.02.2026
Elevation plan	EXISTING	A200	20.02.2026
Elevation plan	PROPOSED	A210	20.02.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.07.2026