PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 16th September 2025

DEVELOPMENT: Alterations to existing boundary wall.

SITE: The Glebe Surgery, The Glebe, Storrington, West Sussex, RH20 4FR

WARD: Storrington and Washington

APPLICATION: DC/25/0935

APPLICANT: **Name:** Mr Ford **Address:** 54 Weymouth Street, London, W1G 6NU

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 The application seeks planning permission to reduce the height of part of the boundary wall which fronts the Glebe surgery car park from 1.2m in height to 0.6m in height. No alterations to the materials are proposed. The application states that the purpose of this reduction is to enable vehicles accessing the car park to better see vehicles wishing to exit the car park, thereby improving traffic flow into and out of the site.

1.2 As originally submitted the proposal was to reduce the wall height to both sides of the car park access, however this has subsequently been amended to the northern side of the access only in response to neighbour concerns.

DESCRIPTION OF THE SITE

1.3 The site sits with the Built-Up Are of Storrington, on the edge (but outside of) the Storrington Conservation Area. The site consists of The Glebe Medical Centre which houses the Glebe Surgery and two parking areas all of which was redeveloped under planning permission DC/16/2108 and were substantially completed in 2020. The surrounding area has a range of uses, the majority of the closest neighbouring properties being residential dwellings of varying character size and type, with Nos 1 and 2 The Glebe sitting directly opposite the boundary wall.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking
Policy 41 - Community Facilities, Leisure and Recreation

Storrington, Sullington and Washington Neighbourhood Plan (2019):
Policy 14: Design.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Policy 28: Community Facilities, Leisure and Recreation

PLANNING HISTORY AND RELEVANT APPLICATIONS

DISC/20/0253	Approval of details reserved by condition 28 to approved application DC/16/2108 (surgery SUDS)	Application Permitted on 22.10.2020
DC/21/2368	Change of use of Pharmacy Unit (Class A1) to an independent health suite (Class E) and associated external alterations.	Application Permitted on 04.02.2022

3. OUTCOME OF CONSULTATIONS

3.1 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.

INTERNAL CONSULTATIONS

3.2 **HDC Conservation:** No Objection

OUTSIDE AGENCIES

3.3 **WSCC Highways:** No Objection

PUBLIC CONSULTATIONS

3.4 Representations:
13 letters of objection have been received from 9 addresses, objecting to the application on the following grounds:

- Detract from the appearance of The Glebe entrance.
- Significantly worsen the view from surrounding residential properties
- Reduces privacy for nearby neighbours
- Exposes parked cars, undermining the original intent of the wall as a visual screen

- The road and car park entrance are too narrow for two-way traffic
- Congestion occurs when vehicles cannot pass each other, often forcing cars onto pavements and private gardens
- Increase light intrusion into residential properties
- Fail to address the actual traffic and access problems.
- Fail to improve traffic flow or safety.
- Increase light intrusion into residential properties.
- Reducing the wall will reduce privacy to the residential properties
- detrimental to the outlook of the adjacent houses as well as causing damage to the overall appearance
- The wall was designed to provide screening for the view of parked cars
- Lowering the wall would create light, traffic and noise pollution
- Alters the green landscaped entrance originally designed to separate residential areas from the car park
- The proposed alterations would be environmentally damaging and visually disruptive

3.5 1 letter has been received neither supporting nor objecting the application on the following grounds:

- The proposed reduction in wall height to 600mm raises concerns about its visibility to drivers using the car park.
- Some car park users may not be fully aware of their vehicle's surroundings, increasing the risk of accidental contact with a low wall.
- It is unclear whether a 600mm wall would be sufficiently tall to register on vehicle proximity sensors or audible warning systems.
- If the wall is not detected by these systems, it may be prone to repeated damage and require frequent rebuilding.
- This could lead to ongoing maintenance issues and unnecessary disruption.

3.6 Parish Comments:
Storrington and Sullington Parish Council: No Objection

3.7 Member Comments:
None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 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 33 seeks to ensure that development is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property.

6.2 Planning permission was granted under planning reference (DC/16/2108) for the erection of a new 1,400 sqm doctors surgery and 120 sqm pharmacy served by 59 associated car parking spaces and the erection of 9 No. dwellings served by 31 parking spaces, all accessed by adapted access to Monastery Lane, and the creation of new public open space. The boundary treatments were submitted and approved under condition 31 of this approval via application DISC/19/0019. The boundary walls were then built in accordance with these approved details.

6.3 As part of the application process it was requested that the boundary wall be built to a height of 1.2m to screen the car park from wider views. It has since become apparent that the height of these walls are restricting the visibility between cars entering and leaving the car park. The application therefore proposes a reduction in the overall height of part of the boundary wall to 600mm to improve visibility for vehicles entering and exiting the surgery car park, while maintaining a degree of enclosure to the site. The revised design remains reflective of the existing materials and detailing, ensuring some continuity with the surrounding built environment.

6.4 The amended proposal seeks to lower only the section to the north of the car park entrance. Whilst this drop in height for part of the wall's extent would appear somewhat odd, it would not be so harmful as to warrant the refusal of permission. No harm would occur to the Storrington Conservation Area and nearby heritage assets, including the setting of the Grade II listed buildings at Lady Place and St Mary's Church.

6.5 The reduction in the height of the wall will not result in any overshadowing or loss of light to the residential properties opposite. The main impact would be from potential increased views across the access road into windows, and light from car headlights using the four bays behind the reduced section of wall. In this regard the revised design, which now retains the wall at its current height to the south side of the car park entrance, has sought to balance improved vehicular visibility with the need to protect residential amenity in response to concerns raised by neighbouring residents regarding amenity, privacy, and light intrusion. Whilst it is acknowledged that some extra disturbance from headlights would occur, this is not considered to be substantially greater than already occurs from vehicles exiting the car park, whilst privacy would be suitably retained. Overall, therefore, the proposed reduction is considered appropriate in amenity terms in accordance with Policies 32 and 33 of the HDPF.

7. RECOMMENDATION

7.1 To approve planning permission subject to the following conditions:

Conditions:

1 Plans list

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 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form received 04.06.2025.

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).