Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/2136
Collyers School, 82 Hurst Road, Horsham, West Sussex, RH12 2EJ

DESCRIPTION:
Erection of a freestanding canopy.

RELEVANT PLANNING HISTORY:

DC/20/2114	Erection of 2No. tensile canopies within external courtyard spaces.	Application Permitted on 22.12.2020

SITE AND SURROUNDS

The application site is an area within the grounds of the College of Richard Collyer, a sixth form college set within sizeable grounds, with access via both Hurst Road and Richmond Road within the built-up area of Horsham. The application site is set within an existing courtyard area. Although some parts of the college are Grade II listed the proposed canopies area is located to the eastern side of the site in front of a more modern part of the building.

DETAILED DESCRIPTION

The application seeks planning permission for the erection of a freestanding canopy within the external courtyard space between the Sports Hall and Lecture Rooms to provide additional sheltered outside seating providing sheltered external space. The scale of the proposed canopy would be suited to the courtyard area in which they would be situated. The Broxap's Twin Parasol Tensile canopy would measure circa 15m x 9m with a height of circa 6m and consist of galvanized poles and frames, PVC fabric and hot dipped galvanized steel fixings.

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

Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Forum (HBBNF) is a designated body of the Unparished Area of Horsham Town and comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council. At present there is no 'made' plan for the area.

Parish Design Statement:
Horsham Town Design Statement (2008)

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:

INTERNAL CONSULTATIONS

HDC Conservation: No Objection - The proposed canopy would be set away from the listed building and would be viewed in context with the surrounding modern college buildings. It is not considered that it would result in harm to the setting of the heritage asset.

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

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets, stating that development affecting the setting of a listed will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The application seeks planning permission for the erection of a freestanding canopy within the external courtyard space between the Sports Hall and Lecture Rooms to provide additional sheltered outside

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

The proposed canopy would be positioned within an existing courtyard type area with taller buildings positioned to the sides and car parking to the south-east of the proposed canopy. The design of the proposed canopy is sympathetic to the surrounding campus buildings and similar to those that have been approved in past planning permission Ref: DC/20/2114. The colours, neutral white, have been carefully chosen, so as not to infringe on the surrounding area. The proposal would have no adverse impact on the historic interest or significance of the Grade II Listed Building. The canopies would not be visible from a public vantage point and given the makeup and configuration of the site and distances preserved, it is considered that the proposal would not result in harmful impact on neighbouring amenity.

The application is therefore considered acceptable and would accord with the relevant policies of the Horsham District Planning Framework (2015).

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 **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/23/2136
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		LP241	23.01.2024
Design & Access Statement		NONE	23.11.2023
Elevation & Floor plan		NONE	23.11.2023
Location & Block plan		NONE	23.11.2023
Supporting Statement		NONE	29.11.2023

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	18.03.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	22.03.2024