Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0175
31 Friday Street, Warnham, West Sussex, RH12 3QY

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/23/1977 (Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features) incorporate fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation of 31 Friday Street

RELEVANT PLANNING HISTORY:

DC/23/1977	Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features (Full Application)	Application Permitted on 10.01.2024
DC/23/1978	Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to piched roof. Changes to front elevation to reintegrate original features (Listed Building Consent)	Application Permitted on 10.01.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Warnham Neighbourhood Development Plan 2017 – 2031 (WNDP)
Policy W5: Design of residential development

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:

Satisfied the revisions to the consented scheme (DC/23/1977 & 1978) are acceptable and will not harm the special interest of the listed building. The variation of condition 1 can be agreed.

WSCC Highways:

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Southern Water:

No objection

Parish Comments:

The application is within a conservation area and therefore all materials used should be in keeping and sensitive with the surroundings and style for the area. The Parish Council approves the application.

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

Consent is sought to vary Condition 1 (plans) attached to the approved permission DC/23/1977 (Erection of a garden studio, two-storey extension to both the adjoining properties, with internal changes; reconfiguration of flat roof to existing side extension to form pitched roof. Changes to front elevation to reintegrate original features (Full Application)) to accommodate changes to incorporate fenestration changes, internal reconfiguration, and reinstatement of chimney stack to rear elevation of 31 Friday Street.

The proposed change incorporates:

- Fenestration changes
- Reinstatement of chimney stack
- Internal reconfigurations

The proposed amendments to the dwelling are not considered to detrimentally impact on neighbouring amenity over and above the previously consented scheme. The amendments include a reinstated chimney, revised fenestration layout to the rear and rooflights on the rear. The variation of conditions would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area as it is not visible from the front elevation, and there are no implications in respect of neighbouring amenity. For these reasons, the proposed alterations are considered acceptable.

Conditions are recommended to ensure the rear extensions to 31 and 33 Friday Street are undertaken concurrently, thus ensuring that one half of the pair is not extended without the other, and to prevent occupation of the rear extensions until the frontage works to 31 Friday Street have been completed. Further conditions are recommended to ensure appropriate detailing, and therefore a successful build.

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 10 January 2027.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall take place until specifications of external materials and surface finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in strict accordance with the agreed details.

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 **Pre-Commencement (Windows & Doors) Condition**: Prior to their installation drawings to a scale not smaller than 1:5 fully describing new and replacement windows, external doors shall have been submitted to and approved in writing by the Local Planning Authority. These drawings must show:-

- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, etc
- method of opening
- method of glazing

The development shall take place in strict accordance with the approved details.

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).

5 **Pre-Occupation (Extension)**: The rear extension(s) hereby permitted shall not be occupied or otherwise used until the approved reinstatement works to the front elevation of the building have been completed in accordance with the approved plans.

Reason: To ensure that public benefit is achieved and that this benefit outweighs the less than substantial harm to the designated asset as described in paragraph 208 of the National Planning Policy Framework 2015. And to ensure 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)

6 **Regulatory Condition**: The new roof junctions at ridge, valleys, eaves and verges shall be built to reflect traditional detailing to replicate the roof details found on the existing building.

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).

7 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

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).

8 **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).

9 **Regulatory Condition**: The two-storey rear extensions hereby permitted shall be constructed and completed concurrently and simultaneously at both no. 31 and 33 Friday Street, in accordance with the approved drawings.

Reason: The partial implementation of the development would lead to unacceptable harm to neighbouring amenity and to the special interest of the listed building(s). It is therefore necessary for the development to be undertaken in accordance with the approved plans in accordance with Policies 33 and 34 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/25/0175
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Location and Site Plans	(01)-001 rev D	04.02.2025
Floor plan	Existing Plans	(02)-001 rev D	04.02.2025
Elevation plan	Existing Elevations	(03)-001 rev E	04.02.2025
Floor plan	Proposed Plans	(07)-001 rev J	04.02.2025
Elevation plan	Proposed Elevations	(08)-001 rev G	04.02.2025
Plans	Staircase	(24)-001 rev D	17.02.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 10/06/2025

Authorising Officer sign/initial Tamara Dale Date: 12/06/2025