Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1425
1 Flats 1-37 (Odds), South Holmes Road, West Sussex, Horsham, RH13 6HN

DESCRIPTION:
Replacement of the existing windows and doors. Replacement of front entrance doors with GRP composite.

RELEVANT PLANNING HISTORY:

DC/19/0371	Removal of all existing single glazed timber and existing PVC-u windows and replacement with new reinforced PVC-u double glazed windows.	Application Permitted on 15.04.2019

SITE AND SURROUNDS
The application site is located on the northern side of South Holmes Road, within the built-up area of Horsham. The property is a three storey residential block subdivided into 18 flats. The wider surroundings are characterised by further residential blocks of flats, varying in scale, design and appearance.

DESCRIPTION OF THE APPLICATION
The application seeks planning for the Replacement of the existing windows and doors. Replacement of front entrance doors with GRP composite.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 40: Improving Housing Standards in the District

Neighbourhood Plan

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018

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 Arboricultural officer: No Objection

PUBLIC CONSULTATIONS:

Representations:

One letter for support has been received from one address, supporting the application on the following grounds:

- single pain glass with metal frame windows, as such my heating and upkeep is much harder.

Parish Comments:

No Objection

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

Policies 32 and 33 of the HDPF (2015 require new developments be of high standard of design and layout to ensure the enhancement and protection of locally distinctive social and environmental features. Furthermore, new developments should make a positive contribution to a sense of place in buildings including the way new developments integrate with their surroundings and landscapes.

The application seeks planning for the replacement of the existing windows and doors. Replacement of front entrance doors with GRP composite.

The proposed changes will not adversely impact on the structure and appearance of the building, with the glazing pattern and frame colour of the windows and doors shown to match those of the existing windows and doors which would maintain the uniformity of the building. The proposed windows and doors will improve weather proofing and thermal efficiency of the building without adversely affecting the character and appearance of the existing dwelling and the wider area. It is considered that the proposed works would not adversely impact on the overall character or appearance of the building, with all replacement elements having a comparable finish to which currently exist on the building.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Biodiversity Net Gain:

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG, unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The development is considered to be exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Conclusion:

The proposal is considered to be an appropriate design, from and scale appropriate to the character and appearance of the existing building and it is not considered that the proposal would result in any adverse impacts on the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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 approved proposed elevations plan drawing numbered 101-A received 16.10.2024.

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).

NOTE TO APPLICANT
Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

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/24/1425
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Fire Safety Strategy	NONE	17.09.2024
Location plan		201	17.09.2024
Elevation plan		101-A	16.10.2024
Details plan	Proposed window and doors 1	102	17.09.2024
Details plan	Proposed window and doors 2	103	17.09.2024
Details plan	Proposed window and doors 3	104	17.09.2024
Details plan	Proposed window and doors 4	105	17.09.2024
Design & Access Statement		NONE	17.09.2024
Block plan		202	17.09.2024
Elevation plan	Existing	001-A	16.10.2024
Details plan	Existing window and doors 1	002	17.09.2024
Details plan	Existing window and doors 2	003	17.09.2024
Details plan	Existing window and doors 3	004	17.09.2024
Details plan	Existing window and doors 4	005	17.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 11.11.2024