Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1382
99 Flats 99-109 (Odds), South Holmes Road, West Sussex, Horsham, RH13 6HW,

DESCRIPTION:
Replacement of the existing windows and doors. Replacement of front entrance doors with GRP composite. Replacement of the existing vertical hung tiles with imitation slate tiles to match.

RELEVANT PLANNING HISTORY:
There is an extensive planning history at South Holmes Road, including applications for replacement PVC windows, a number of which have been approved.

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.

DETAILED DESCRIPTION
The application seeks planning for the Replacement of the existing windows and doors. Replacement of front entrance doors with GRP composite. Replacement of the existing vertical hung tiles with imitation slate tiles to match.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
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

Neighbourhood Plan
North Horsham has not been designated a Neighbourhood Plan area.

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

Parish Comments:
No objection in principle, however, have concerns about the proposed materials general appearance and possible fire risk.

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

Character and appearance:

Policies 32 and 33 of the HDPF 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 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.

It is considered that the proposed replacement of existing vertical hung tiles with imitation slates tiles to match would not adversely impact on the structure and appearance of the existing building or wider surrounds, particularly given the comparable visual impact of the existing structure.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

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.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. Improving the building's energy and thermal efficiency ensures developments take measures to mitigate climate change by adopting low carbon energy use in support of the Horsham District Council's climate change adaptation strategy, Acting Together on Climate Change Strategy (2009). These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

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.

Other Considerations:

The application is accompanied by a ‘Planning Fire Safety Strategy’, which sets out that building materials will accord with Part B of the Building Regulations. It is not considered necessary to require further details as part of this planning application, with the Building Regulations sufficient to ensure fire safety.

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 plans and application form.

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/24/1382
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	001-A	16.10.2024
Location plan		NONE	11.09.2024
Elevation plan	Proposed	101	11.09.2024
Details plan	Proposed	102	11.09.2024
Block plan		202	11.09.2024
Details plan	Existing windows and doors	002	11.09.2024
Supporting Statement	Planning Fire Safety Strategy	NONE	11.09.2024
Design & Access Statement		NONE	11.09.2024
Location plan		NONE	11.09.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 28.10.2024

Authorising Officer sign/initial Guy Everest Date: 06.11.2024