



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1599
7 London Road, Henfield, West Sussex, BN5 9JJ

DESCRIPTION:

Replacement windows and doors to all elevations.

RELEVANT PLANNING HISTORY:

DC/15/2744	Change of use of ground floor from commercial B1 use to residential use and relocation of internal staircase to unite the first floor and ground floor into one dwelling.	Application Permitted on 15.02.2016
DC/15/2662	Prior Notification for proposed change of use from office to dwelling	Invalid Application Withdrawn on 25.11.2015
HF/74/84	New shop front and front door. (From old Planning History)	Application Permitted on 14.11.1984

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 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Henfield Neighbourhood Plan (2020) (HNP):

Policy 1 – A Spatial Plan
Policy 4 - Transport, Access and Car Parking
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Henfield Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

Parish Design Statement:

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: No Objection

Parish Comments:

Henfield Parish Council: No Objection

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:

Character, Appearance and Heritage Impacts

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, 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 recognises the importance of heritage assets and requires that proposals make reference to the significance of heritage assets by making a positive contribution to the character and distinctiveness of the area, ensuring that development is consistent with the special character of those areas.

Policy 12 of the HNP, which requires that the scale, density, design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the

architectural and historic character and the scale of the surrounding buildings and street-scene/landscape.

7 London Road is a two-storey residential dwelling within the Henfield Conservation Area and built-up area boundary and although not listed is attached at the south elevation to 6 London Road a Grade II listed building (List Entry No. 1353985). While the host property is not listed, the street forms part of Henfield's historic core, with a mix of listed and non-listed buildings contributing to a cohesive and characterful streetscape.

The proposed is to replace the existing windows and doors with UPVC heritage-style windows. The new windows will replicate traditional timber sash proportions and glazing bar patterns and would be uPVC Evolution wood effect with a heritage style vertical/horizontal cross. While uPVC is a modern material, the proposed windows are designed to closely replicate traditional timber sash windows in appearance, including appropriate glazing bar profiles and proportions. Following consultation with the Design and Conservation Officer, it is not considered that the proposed replacement windows would harm the setting of the adjacent Listed Buildings or the character of the Conservation Area.

The proposal would be a to be of a design, form and material which is acceptable 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.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The scale and siting of the proposal and the resulting relationship with neighbouring properties and land is such that there would be no unacceptable impacts on amenity and accords with Policy 33 in this respect.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: 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/25/1599

(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
Block plan		NONE	13.10.2025
Location plan	Location Plan	NONE	07.10.2025
Plans	Goatley Ltd Window and Door Details (Page 1 to 17)	2051-1-v3	07.10.2025
Elevation plan	Front (Road)	NONE	12.02.2026
Elevation plan	Back	NONE	12.02.2026
Elevation plan	Side Adjoining No. 8	NONE	12.02.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.04.2026

Authorising Officer sign/initial Tamara Dale Date: 09.04.2026