



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	119 High Street, Steyning
DESCRIPTION:	Change of use from a bakery, shop and residential flat to 4 no. residential units (3 x 2 bed flats and 1 x 2 bed maisonette) with associated alterations, including a hip to gable roof extension and addition of dormer windows.
REFERENCE:	DC/26/0953
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: See below	
MAIN COMMENTS: It would be considered that the proposed development would preserve the special historic and architectural interest of the Steyning Conservation Area. The site although within the wider setting of a number of listed buildings is appreciated within its townscape context. Due to this context including the road, it would be considered that the proposal would have a neutral impact on the setting of these heritage assets. No objection would therefore be raised. To ensure a high quality of development it would be suggested that details of the external materials are submitted, as well as details of the proposed fenestration.	
ANY RECOMMENDED CONDITIONS: Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details: Specifications of external materials and surface finishes. Specifications of all new and replacement windows including method of opening, method of glazing and materials. 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).	

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	05.08.2026