DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0451
The Old School, Steyning Road, Wiston, West Sussex, BN44 3DD

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/24/1094 (Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase) to amend materials, re-position two rooflights and installation of an air source heat pump.

RELEVANT PLANNING HISTORY:

DISC/25/0095	Approval of details reserved by condition 3 to approved application DC/24/1094.	Application Permitted on 25.04.2025
DC/24/1094	Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Householder)	Application Permitted on 11.09.2024
DC/24/1095	Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Listed Building Consent)	Application Permitted on 11.09.2024

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 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

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.

HDC Environmental Health: No concerns regarding the siting of the air source heat pump

Parish Comments:

No comments on 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 for a minor material amendment, through a variation of the approved plans list (Condition 1) to planning permission ref: DC/24/1094 for '*demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase*'. The proposed amendments include: -

- Change of materials from that approved.
    - Walls: DC/24/1094 featured vertical timber cladding. The amendment seeks vertical timber cladding with a hit and miss detail.
    - Roof: DC/24/1094 featured a corrugated metal clad roof. The amendment seeks a 32 / 1000 Box Profile PVC Plastisol Coated 0.7mm metal roof sheet.
- Reposition of roof lights from that approved.
- Installation air-source heat pump to the rear elevation.

The proposed amendments to the dwelling are not considered to detrimentally impact the stature of the Listed Building or neighbouring amenity over and above the previously consented scheme. The variation of conditions would generally maintain the general character and visual amenity of the approved scheme. The proposal 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. Horsham District Council's Conservation Officer was satisfied that no impact was envisaged for the Listed Building itself. For these reasons, the proposed alterations are considered acceptable.

An installation of heat pump is also proposed, to be sited against the side elevation extension. HDC Environmental Health Team have raised no concerns with the siting of the air source heat pump, and given the location being on the side elevation and away from neighbouring properties, it is considered unlikely for there to be any notable residential impact owing to the implementation of this.

Overall, the proposal is considered acceptable against all relevant local and national planning policies.

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 11 September 2027.

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

3 **Regulatory Condition**: The development hereby permitted shall be carried out in accordance with the details approved under ref: DISC/25/0095.

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).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope. The rooflights shall be either set above the existing rafters or between the existing rafters with no cutting or removal of the rafters.

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).

5 **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).

6 **Regulatory Condition**: All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering.

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**: The air source heat pump hereby approved shall strictly accord with the technical details contained within the Ecodan R32 Monobloc Air Source Heat Pump Product Information sheet received 07.11.2025.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
This permission/consent does not grant listed building consent for the works, for which separate consent is required under the Planning (Listed Buildings and Conservation Areas Act) 1990

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/25/0451
(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
Floor plan	Proposed Ground Floor Plan	00424_P_225 REV A	24.03.2025
Plans	Proposed Mezzanine Plan	00424_C_226 REV A	24.03.2025
Roof plan	Proposed Roof Plan	00424_P_227 REV A	24.03.2025
Elevation plan	Proposed Elevations	00424_P_350 REV A	24.03.2025
Supporting Docs	Ecodan R32 Monobloc Air Source Heat Pump Product Information	NONE	07.11.2025
Location & Block plan	Site Location Plan	50 REV A	23.07.2024
Site plan	Proposed Site Plan	125	17.07.2024

DELEGATED

Delegated Office sign/initial Jacques Burrowes Date: 12.11.2025

Authorising Officer sign/initial Tamara Dale Date: 12.11.2025