Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0026
32 High Street, Steyning, West Sussex, BN44 3YE

DESCRIPTION:
Replace 2no. existing ground floor front elevation windows with new timber sash windows. (Full Application).

RELEVANT PLANNING HISTORY:

DC/23/1870	Variation of Conditions 2 and 4 of previously approved application DC/05/0899 (Change of use to tea room and gift shop). Variation sought to allow for change to opening hours and the public use of the walled garden via access through the coffee shop	Application Refused on 31.05.2024
DC/24/0484	Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Full Application)	Application Refused on 22.05.2024
DC/24/0485	Change of use for the ground floor and basement commercial use to residential and material alterations to bring the property back into use as a single dwelling house (Listed Building Consent)	Application Permitted on 22.05.2024
DC/25/0027	Replace 2no. existing ground floor front elevation windows with new timber sash windows. (Listed Building Consent).	Pending Consideration

SITE AND SURROUNDS

The application site is located on High Street by the intersection with Church Street and Sheep Pen Lane within the built-up area boundary of Steyning. The site, along with the adjoining 34 High Street, form a Grade II Listed Building first listed in 1980. The site is located within the designated Conservation Area and within the defined Village Centre boundary and designated Primary Retail Frontage of Steyning. The site was previously used as a coffee shop and is currently vacant. The immediate surroundings are characterised by a mix of commercial and residential units.

DETAILED DESCRIPTION
The application seeks to replace two existing ground floor single-glazed timber-framed bay windows at the principal elevation with two new timber multi-pane, double-glazed sash timber-framed bay windows.

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Steyning Neighbourhood Development Plan (SNDP) 2019 - 2031:
SNDP3 – Contribution to Character

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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 (Summary)
The proposed replacement of the windows in the ground floor bay is acceptable.

Natural England: Standing Advice
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Steyning Parish Council: 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

Character and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Policy SNDP3 of the SNDP requires development proposals to demonstrate a positive contribution towards the character of Steyning and respond positively to the form and building materials of neighbouring properties.

Paragraph 135 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The application site comprises a Grade II Listed Building located within the Steyning Conservation Area. The existing ground floor bay windows at the site are of a modern appearance. These windows currently appear out of place as all other windows at the principal elevation of the listed building, including those at 34 High Street, consist of a more traditional appearance, with white multi-paned timber windows.

The proposed ground floor bay windows would be painted timber-framed multi-pane sash windows, which would match the appearance of the rest of the windows at the principal elevations of both the application site and the adjoining 34 High Street. The windows would also be double-glazed.

The proposed replacement windows are considered sympathetic to the appearance and character of the host building and would complement the character of Steyning Conservation Area. This proposed development is considered to accord with the above policies.

Heritage Impacts:

Paragraph 212 of the NPPF states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).’ Paragraph 213 continues to state that ‘any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.’

This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that ‘In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the

building or its setting or any features of special architectural or historic interest which it possesses.' In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Policy 34 of the HDPF states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The application site comprises a Grate II Listed Building located within the designated Conservation Area of Steyning. Following consultation with the Council's Conservation Officer, the proposed replacement of bay windows at the ground floor would replicate more traditional patterns of fenestration. As such, the proposed development is considered acceptable in heritage terms.

Amenity Impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

This application solely relates to the replacement of ground floor bay windows at the principal elevation of the application site. It is considered that the proposal would not result in an unacceptable harm to amenity of neighbouring users.

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 (BNG):

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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024. The biodiversity gain planning condition therefore does not apply to this planning application.

Conclusions:

The proposal would result in windows with an appearance that would be sympathetic to the character of the host listed building, as well as complimenting the townscape character of the Conservation Area of Steyning. The development is therefore considered acceptable, in accordance with all relevant local and national planning 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 application form and approved plans.

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).

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/25/0026

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		21486 - 121	08.01.2025
Floor plan	Existing and Proposed	21486 - 122	08.01.2025
Elevation plan	Existing and Proposed	21486 - 123	08.01.2025
Details plan	Existing and Proposed Window Details	21486 - 124	08.01.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 27.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 03.03.2025