Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0391
50 Springfield Road, Horsham, RH12 2PD

DESCRIPTION:
Alterations to existing front elevation windows.

RELEVANT PLANNING HISTORY:

DC/24/1595	Prior Notification for Change of Use from Office (Use Class E) to a 3-bedroom dwellinghouse (Use Class C3)	Prior Approval Required and PERMITTED on 04.12.2024
DC/24/1584	Prior Notification for the Change of Use from Office (Use Class E) to 1x 1 bedroom and 1x 2 bedroom flats (Use Class C3).	Prior Approval Required and PERMITTED on 05.12.2024

SITE AND SURROUNDS

The application site is located on Springfield Road within the Horsham built-up area boundary, bordering the Horsham (London Road) Conservation Area to the east. The site building is currently a use Class E premises with recent Prior Approval consents, ref: DC/24/1595 and DC/24/1584 to convert the building into Class C3 residential use under Class MA of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Adjoining and neighbouring buildings along Springfield Road are of a variety of design, scale, mass, and appearance. The host building is a two-storey building with its principal elevation comprising of a red brick appearance on the first floor, and render on the ground floor. Its adjoining building to the north is a two storey building with brickwork on its ground floor and render on its first floor, and the adjoining building to the south is a large three-storey commercial building.

A number of listed and locally listed buildings are also of proximity from the application site to the east, north-east and south-east, with all of them located within the London Road Conservation Area.

DESCRIPTION OF THE APPLICATION

This proposal related to the proposed alterations to existing windows at the principal elevation of the application site. According to the application form, plans submitted to this application, as well as subsequent email correspondence on 8 April 2025, two windows on the first-floor principal elevation would be replaced with smaller obscure-glazed uPVC windows with top openings and infill brickwork on either sides of both windows, and the two existing large windows on the ground floor principal elevation would be replaced with four smaller windows with infill render matching the appearance of existing.

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

Horsham Blueprint Business Neighbourhood Plan 2019-2036:
Policy HB3- Character of Development
Policy HB4- Design of Development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
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

Horsham Town 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:
INTERNAL CONSULTATIONS
HDC Conservation: No Objection
[Summary] No heritage implications will result.

PUBLIC CONSULTATIONS:

Representations:
One letter of representation has been received, in support of the proposals. However, the representation raised concerns over delivery drivers to food outlets along Springfield Road parking on the pavement outside the property, posing risks to pedestrian safety, and suggested that bollards be erected on the pavement.

Parish Comments:
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 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.

Policies HB3 and HB4 of the HBBNP seek to ensure that developments have high quality of design. Local character shall also be respected to integrate with its surrounding built form.

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.

Policy 34 of the HDPF seeks to sustain and enhance the historic environment of the Horsham District through positive management of development affecting heritage assets. Development in conservation areas must also be consistent with the special character of those areas.

The existing windows at the first-floor principal elevation of the building at the application site are white uPVC with a relatively domestic appearance. Whilst the ground floor windows are of the same colour and material, these windows have a grid pattern and are much larger. Despite having a grid pattern, the ground floor windows are not considered of any historical significance.

The two existing first floor windows closest to the commercial building to the south would be replaced with two smaller uPVC obscure-glazed windows, with infill brickwork matching that of existing. The two existing large windows on the ground floor would be replaced with four smaller uPVC windows with an appearance similar to those on the first-floor principal elevation.

The existing inner window to the left of the main entrance door fronting Springfield Road would also be infilled with render.

The existing host building is not considered to be of an architectural merit or historical significance. The proposed replacement windows are considered acceptable to the appearance and character of the host building, and would not result in any unacceptable visual impacts to the character of the surrounding area and the adjacent Conservation Area.

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 windows at the principal elevation of the application site, as well as infill with appearances matching that of the existing building. It is considered that the proposal would not result in an unacceptable harm to amenity of neighbouring users.

Water Neutrality:

This application solely relates to alterations of fenestration at the application site. 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.

Two applications at the application site for water neutrality under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 relating to Prior Approval consents DC/24/1584 and DC/25/1595 have also been submitted and are currently pending consideration.

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.

Other Matters:

It is noted that a letter of representation has been received raising concerns over pedestrian safety on Springfield Road due to delivery drivers of commercial premises unloading on pavements. Such matter is beyond the powers of the Local Planning Authority under the provisions of the Town and Country Planning Act 1990, and is unrelated to this proposal at 50 Springfield Road. It is recommended that concerns of pedestrian safety due to the unloading of commercial vehicles be raised to the Highways Authority at West Sussex County Council.

Conclusions:

The proposal is not considered to result in any unacceptable impact to the character and appearance to the host dwelling, surrounding townscape character, or the nearby Conservation Area. 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, approved plans and email correspondence dated 8 April 2025 and 9 April 2025.

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/25/0391

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.03.2025
Floor plan	Proposed	FLU.2361.04 REV F	14.03.2025
Elevation plan	Existing	FLU.2361.03	14.03.2025
Floor plan	Existing	FLU.2361.02	14.03.2025
Elevation plan	Proposed	FLU.2361.05 REV F	29.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 01.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.05.2025