DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0474
56 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:
(Retrospective) Change of Use of existing outbuilding from Class E to residential domestic use as ancillary accommodation to the existing dwelling (Listed Building Consent).

RELEVANT PLANNING HISTORY:

DC/25/0473	(Retrospective) Change of Use of existing outbuilding to use as ancillary accommodation to the existing dwelling (Full Application).	Application Permitted on 03.06.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Steyning Neighbourhood development Plan:

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: It would appear that the proposal would not result in physical changes to the historic building and therefore no objection would be raised in that respect. The building is likely to have a historic and functional link with the principal listed buildings and therefore the retention of this link would be supported.

It works are required to upgrade the building for building control purposes including thermal, sound and fire upgrades these could impact on the special interest of the listed building. Listed building consent would be required for any alteration that affects the building's special interest.

Parish Comments:
No objection provided it is used as ancillary accommodation to the existing dwelling.

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
Paragraph 212 of the NPPF states that "when considering the impact of 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 for of development within its setting), should require clear and convincing justification."

There is no recent planning history or other evidence to support the notion that the outbuilding has been used for commercial accommodation, and it would not be possible to access the outbuilding other than through the residential property / curtilage. In reflection of this, it is noted that the outbuilding has been used in a manner akin to a home office, and this would arguably have been ancillary to the main dwelling rather than being an independent (Class E) planning unit in its own right. The building itself does not appear to be listed, however it would have had a historic linked use with the nearby listed buildings.

There is no objection to the use of the building in a manner ancillary to the main dwellinghouse, with this considered to be a suitable use having regard to its location and relationship with neighbouring properties and land. The external or internal layout of the building would not be altered and the proposal would preserve the historic interest of the nearby Grade II Listed Buildings, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans list for: DC/25/0474
(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
Location & Block plan	Photos	22533 - 101	25.03.2025
Supporting Statement	Heritage	NONE	25.03.2025
Supporting Statement	Planning	NONE	25.03.2025

Supporting Statement	Water Neutrality	NONE	25.03.2025
Design & Access Statement		NONE	25.03.2025
Elevation & Floor plan	Photos	22533 - 102	08.04.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 25.06.2025