



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0056

Daux Road Industrial Estate, Prime Buildings , Daux Road, Billingshurst, West Sussex, RH14 9SJ

DESCRIPTION:

Installation of profiled metal roof over-clad including insulation of rooflights.

RELEVANT PLANNING HISTORY:

None relevant to this application.

DESCRIPTION OF THE SITE

The application site is located on the northern side of Daux Road. The site comprises of 4 no. large commercial warehouse units. The main building consists of brick face under the gable profiled asbestos roof covering. The site does not fall within a conservation area however, it is positioned within the setting of a grade II listed building, Great Daux Farmhouse located to the east of the main building.

DESCRIPTION OF THE APPLICATION

The proposal seeks planning permission for the over-roofing of the existing asbestos cement roof coverings to the main roof and installation of a new plastisol coated galvanised steel roof sheets including all new fixings and sealant. New GRP rooflights to the existing layout and allow to trim the perimeter of the lights with new white flashings.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 9 - Employment Development

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

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

The Billingshurst Parish Neighbourhood Plan 2019 - 2031

Policy Bill 1 – Billingshurst Built Up Area Boundary

Policy Bill 7 – Retaining and enhancing the vitality and viability of Billingshurst Village Centre

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 8: Sustainable Design and Construction

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
Strategic Policy 30: Enhancing Existing Employment

Parish Design Statement:

Design statement for the Parish of Billingshurst

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 Arboricultural Officer: *No significant arboricultural concerns.*

HDC Conservation Officer: *No Objection.*

Representations:

None received

Parish Comments:

Billingshurst Parish Council: *Resolved to a NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted.*

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, Appearance and Heritage:

Policy 32 and 33 of the Horsham District Planning Framework 2015 seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Furthermore, Policy 34 of the HDPF aims to maintain that development preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy Bill 1 of the Billingshurst Parish Neighbourhood Plan states that development in Billingshurst parish shall be focused within the proposed built-up area boundary of Billingshurst village.

The proposal seeks to replace the existing profiled asbestos roof covering with plastisol coated Goosewing grey galvanised steel roof sheets including all new fixings and sealant. The development also includes insulating the rooflights with new GRP rooflights to the existing layout.

The replacement roof would be of the same pitch and size as the existing roof. The proposal would comprise of a lightweight material which would not increase the bulk and mass of the resultant building. Following consultation with the Council's Conservation Officer, it is viewed that the alteration to the roof would not result in any greater impact to the setting of the adjacent listed building.

Therefore, the proposal is considered to be of an appropriate design in keeping with the character and appearance of the existing buildings. Consequently, the proposal would not harm the visual amenity of the wider area.

Trees and Landscaping:

Policy 33 of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

There is a group of Cypress trees on the adjacent property to the East (Great Daux Farmhouse) that are subject of a Tree Preservation Order (Ref: TPO/0540) as well as other mixed trees and vegetation along the same property boundary.

Due to the existence of a vehicle access road along the Eastern side of the application building, there is an existing separation to the trees. Their branching does not currently reach the building.

Following consultation with the Council's Arboricultural, it is considered that there will be no foreseeable direct impacts on the adjacent trees from the associated process and no foreseeable increased pressures for lopping/felling as the proximity of the build is relatively unchanged.

Residential Amenity:

Policy 33 of the Horsham Development Framework aims to ensure that proposals are designed to avoid unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the nature of the proposal comprising of replacement roof on an existing building would have limited impact on the amenities of adjacent occupiers.

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 use of the site 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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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 supporting application documents.

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/26/0056

(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
Roof plan	Existing Roof Plan	L01	14.01.2026
Roof plan	Proposed Roof Plan	L02	14.01.2026
Elevation plan	Existing Elevations	L03	14.01.2026

