

2nd April 2026

Head of Planning,
Development Control,
Horsham District Council,
Albery House,
Springfield Road,
Horsham,
RH12 2GB.

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned within a yellow rectangular background.

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SUBMITTED VIA THE PLANNING PORTAL REF: PP-14676414

Dear Sir or Madam,

APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR MEZZANINE EXTENSION BY 245.4 SQM FOR VETERINARY USE PETS AT HOME, 55-69 EAST STREET, HORSHAM, RH12 1HR.

Introduction

We write on behalf of our client, Pets at Home Limited, to apply for full planning permission to extend the existing floorspace at mezzanine level by 178.8sq. m at 55-69 East Street, Horsham, RH12 1HR. The extended area will be used for veterinary purposes, within Use Class E (e).

In accordance with the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), we enclose the following documents which comprise the application:

- The completed application forms duly signed;
- Drawing Ref: 8072/20A – 'Location Plan'
- Drawing Ref: 8072/21A – 'Block Plan'
- Drawing Ref: 8072/01B – 'Existing Ground Floor and Mezzanine Layout Plan'
- Drawing Ref: 8072/02E – 'Proposed Ground Floor and Mezzanine Layout Plan'

The application has been submitted and the requisite application fee of £298 has been paid electronically via the Planning Portal (PP-14676414).

The Application Site

The application site comprises a retail unit at 55-69 East Street in Horsham (the '**Site**'). The floorspace of the unit is occupied by Pets at Home and contains an existing 79.1 sq. m mezzanine. The application site sits within a row of 2no. retail units, adjoined by a Majestic Wines to the west of the main town centre shopping area in Horsham. The building is a large brick faced retail unit fronting East Street and benefits from customer car parking provided to the rear of the unit, accessed from Barttelot Road.

Relevant Planning History

On 12th March 1997 the existing premises were granted planning permission for the '*Erection of 975 sqm A1 retail unit*' under planning reference HU/311/96 ('the 1997 permission').

Since then, a number of smaller applications comprising variation of conditions and the display of advertisements have been granted consent on site.

The Proposed Development

As illustrated on Drawing Ref: 8702/02B 'Proposed Ground Floor and Mezzanine Layout Plan' Pets at Home Limited proposes to increase the existing mezzanine floorspace by 245.4 sq. m to introduce a veterinary facility (Class E(e) at their Horsham store. The total mezzanine will measure approximately 324.5 sq. m, inclusive of the existing 79.1 sq. m mezzanine.

The expansion would constitute a 33% increase over the existing gross floor area ('GFA') of the unit, resulting in a revised GFA of 971.8 sq. m.

The veterinary use will only be accessible via the main Pets at Home store, that is, there will be no separate access or egress points for customers. Accordingly, the operating hours of the facility will be controlled by that of the retail use and will ensure that the veterinary use cannot operate independently of the primary retail use of the building.

Context of Full Planning Application

Both the existing retail use and the proposed veterinary use falls within use-class E. However, Condition 8 of the 1997 permission imposed a restriction on movement between Class E uses by virtue of its wording, as follows:

'The development hereby approved shall be used for non-food retail purposes and for no other purpose (including any other purpose in any class of the schedule to the Town and Country Planning (Use Classes) Order 1987'

Consequently, and in accordance with the condition wording, a full application is submitted to Horsham District Council to enable an extended mezzanine to be used for the purposes of veterinary surgery.

Assessment of the Proposed Development

Principle of Development

The unit lies within the defined Horsham town centre boundary, as defined by the adopted Horsham District Planning Framework (2015)¹, and as demonstrated by the adopted policies map. Policy 13 (Town Centre Uses) directs new main town centre uses to the defined centres in line with a 'town centre first' approach.

The proposal comprises the extension of class E floorspace, used for purposes associated with a main town centre use, within the defined town centre boundary, and is therefore considered acceptable in principle subject to the consideration of technical matters outlined below.

External Amendments

The proposed mezzanine extension would be read entirely within the interior of the unit, with no external amendments required to support the proposal. As such, the unit is visually unchanged when read from the street scene with no additional visual impact on the site surroundings.

Consequently, the proposal will not incur undue impact in regards to visual amenity, or impact on the character of the surrounding streetscene.

Car Parking

The proposal will utilise the site's existing customer car park which provides adequate capacity to accommodate the modest intensification of use.

¹ Inset Map 7a – Horsham Town Centre, Horsham District Council Planning Framework (2015)

As such, the modest uplift in floorspace and inclusion of a veterinary use will not have a detrimental impact on car parking availability on-site, with off-site parking also provided on Battlelot Road for a period of 3-hours maximum stay.

Access

The application site benefits from good pedestrian accessibility by virtue of its town centre location. The proposal does not seek to amend the existing access or egress arrangement for either pedestrians or vehicular traffic, with customers utilising the same access as granted under the 1997 permission and as since retained. As such, there will be no material change to access or egress arrangement on site.

On the basis of the existing arrangement to Battlelot Road being retained as existing, it is not considered that the proposal would incur an additional, adverse impact to the local highway network, or compromise pedestrian or road-user safety to any extent greater than the existing.

Opening Hours and Use

No additional hours of operation are proposed as part of this application, with the veterinary hours of operation mirroring that of the host operator, Pets at Home.

Given that both the lawfully established and proposed uses fall within Class E, notwithstanding the restrictive condition imposed to the 1997 permission, it is not considered that the proposed use would be significantly different in nature to the existing. That is to say that both Class E uses can be operative within the same unit without any material conflict.

Summary and Conclusion

This application seeks a modest increase of internal floorspace to facilitate the partial use of the unit for veterinary purposes falling within Class E. The site lies within the defined town centre boundary whereby main town centre uses are directed.

Given the scale, nature and intensity of the development, it is not considered that the proposed veterinary floorspace is to be substantially different to that which is already established as lawful at the Site.

Given that the proposed development relates entirely to the units interior, with no external amends, and that no additional hours of operation are proposed, either in terms of trade or deliveries, we trust that the details included above and in the enclosed supporting information provides you with sufficient information to deal with the application positively and expeditiously.

Should you require any clarification or additional information, please do not hesitate to contact Sophie Moore or Benjamin Brumby at these offices.

Yours sincerely

A handwritten signature in black ink that reads "Savills".

Savills (UK) Limited
Planning