Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0674
24-26, West Street, Storrington, West Sussex, RH20 4EE

DESCRIPTION:
Installation of kitchen extract flue on the rear elevation at ground floor level.

RELEVANT PLANNING HISTORY:

DC/22/1284	Prior Notification for change of use of offices and family centre (Use Class E) to residential (Use Class C3) to form 7no dwellings.	Prior Approval Not Required on 07.09.2022

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 9 - Employment Development
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031
Policy 14 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment

Parish Design Statement:
Storrington & Sullington Parish 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:

Environmental Health: *This Service OBJECTS to the application due to inadequate consideration given to kitchen-extraction emissions impacting the amenity of neighbouring domestic properties.*

Conservation Officer: The proposed flue will not impact the conservation area.

Parish Comments:
No objection, subject to compliance with the Environmental Health Officer's guidance.

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:

Character and Appearance

Policies 32 and 33 of the Horsham District Planning Framework 2015 seek 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 states that proposed development should make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas

Policy 14 of the Storrington, Sullington & Washington Neighbourhood Plan aims to maintain that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The proposed kitchen extract flue would be positioned on the rear elevation of the premises at ground floor level. The proposal entails a small outlet protruding marginally beyond the rear elevation of the premises. It is considered that the proposal would not appear incongruous and would be viewed in context of surrounding commercial premises. The proposed extract flue would not be an unexpected addition to a commercial building / use such as this and the wider visual impact would be limited, with no adverse impact on surrounding heritage assets. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The Council's Environmental Health Team has commented on the application, and while no concerns are raised in respect of noise, they note that the Kitchen Odour Impact Assessment includes principles, such as a fine filtration system, which does not appear to have been incorporated in the design, which entails a fan-vent through the kitchen wall with no filtration or odour abatement.

While this is noted, the extract fan would serve a modest kitchen which is intended to support a nursery use of the building. The nature and extent of cooking would not be comparable to a commercial kitchen within a takeaway, restaurant or café, with the modest nature of the kitchen together with the relationship with neighbouring commercial and residential uses such that no unacceptable impacts with regard to odour nuisance would be anticipated. As such, while there is potential for odour nuisance it is not considered, given the particulars of the application, that this would be inevitable or lead to unacceptable harm.

The amenity impacts of the proposal are therefore considered acceptable, and in accordance with the above policy.

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 premises 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).

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

Conclusion

The proposal is considered to accord with relevant 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.

NOTE TO APPLICANT
The approved extract flue does not include any particulate filtration or active odour abatement measures. The applicant may wish to consider incorporating such measures to minimise the potential for possible future complaints regarding odour, which if received would be investigated by the Council's Environmental Health Team.

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/25/0674
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Cover letter	NONE	23.04.2025
Floor plan	Proposed part ground	B.010B.25.04	23.04.2025
Elevation plan	Proposed	B.010B.25.05	23.04.2025
Location plan		NONE	23.04.2025
Supporting Statement	Noise Impact Assessment	NONE	23.04.2025
Supporting Statement	Kitchen Odour Risk Assessment	NONE	23.04.2025
Block plan		B.010B.25.01	23.04.2025
Elevation plan	Existing	B.010B.25.03	23.04.2025
Floor plan	Existing part ground	B.010B.25.02	23.04.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 18.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 15.07.2025