



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	90 High Street, Steyning
DESCRIPTION:	Refurbishment works to existing garage
REFERENCE:	DC/26/0305
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	
See below	
MAIN COMMENTS:	
90 High Street fronts onto the High Street and is an attractive timber framed grade 2 listed property. The building is also within the Steyning Conservation Area. The property although fronting onto the High Street, has its rear boundary bordering the car park of Newmans Gardens. The garage is located on the rear boundary of the property and appears to have been built in the 1980's. It would be considered that the proposed works would not result in harm to the significance of the listed building, or the character of the conservation area. The proposed roof lights should be set within the roofslope, conservation style and be metal framed. The proposed new windows and doors should be timber framed to ensure they reflect the historic and architectural qualities of the conservation area. Conditions are suggested below.	
ANY RECOMMENDED CONDITIONS:	
LB01 Samples of External Materials and Finishes	
Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details: Specifications of external materials and surface finishes. Specifications of external replacement doors and windows Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).	

LB04 Roof Lights

Regulatory Condition: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	12.03.2026