Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0188
7 Parkside Mews, Hurst Road, Horsham, West Sussex, RH12 2SA

DESCRIPTION:
Installation of a vertical flue on the roof

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDS

Parkside Mews consists of a mixture of houses and flats, carefully designed to reflect the vernacular style and scale of the adjoining listed buildings. 7 Parkside Mews is a 2-bedroom first floor flat with low eaves and dormer windows.

DETAILED DESCRIPTION

The application seeks to install a vertical flue on the roof.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Horsham Blueprint Business Neighbourhood Plan (2019-2036):
Policy HB3 – Character of Development
Policy HB4 – Design of Development

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: No Objection
Parkside Mews is a modern development that sits close to the listed buildings of Harvest House, Porch House and 45-47 North Street. The proposed development seeks to place a flue into the south eastern

roofslope of the block of flats. It is considered due to the form of the building that the flue would not be directly experienced with Harvest House and would be seen in context with the modern structure. No objection would therefore be raised in terms of the setting of the listed building.

Parish Comments:
No Objection.

Representations:
None received.

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

Design and Appearance:

Policy 32 and 33 of the HDPF 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.

The proposal seeks to install a flue on the south-eastern roofslope of the block of flats. The flue would be of a small scale, be black in colour and have a height of 300mm. It is noted that the adjoining property has also installed a flue on the roofslope, which this proposal seeks to replicate. Overall, the proposed development would not adversely impact on the character and appearance of the site and the wider surrounding area. The proposal is therefore in accordance with Policies 32 and 33 of the HDPF.

Heritage Impacts:

The proposed flue will have no impact on the setting of the listed building. The HDC Conservation Officer raised no objection to the installation of the flue, as the flue would be seen in context with the modern structure and would not be directly experienced with the nearby listed buildings.

Amenity Impacts:

Given the scale and siting of the proposed flue, the proposal will have no detrimental effect on neighbouring amenities.

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 and approved plans.

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/24/0188
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		24-PM-E01	27.02.2024
Block plan		24-PM-E02	27.02.2024
Floor plan	As existing and proposed	24-PM-E03	27.02.2024
Elevation plan	As existing and proposed	24-PM-E04	27.02.2024
Photos	Roof	NONE	05.02.2024
Supporting Docs	Manufacturer Details	NONE	05.02.2024
Supporting Statement	Manufacturers Details	NONE	05.02.2024
Supporting Statement	Heritage	NONE	27.02.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 15.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2024