Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0580
Collingwood Batchellor , Bishopric, Horsham, West Sussex, RH12 1QN

DESCRIPTION:
Alterations to fenestration and installation of new external cladding.

RELEVANT PLANNING HISTORY:

DC/08/1544	2 fascia signs	Application 24.09.2008	Permitted	on
DC/14/2361	Construction of single storey extension to north (rear) elevation and two storey extension to south (front) elevation	Application 23.04.2015	Permitted	on
DC/14/2362	Installation of fascia signs	Application 23.04.2015	Permitted	on
DC/15/2566	Retention of external fire escape on the north elevation	Application 11.01.2016	Permitted	on

DESCRIPTION OF THE SITE

The application site relates to a relatively modern, two storey retail premises (for the sale of home furnishings) located on the Bishopric/Guildford Road (A281) immediately to the west of Horsham's town centre and is located within the built-up area of Horsham. The site is located on the corner of Rushams Road; a residential street comprised of semi-detached and detached residential properties. The application property has seen a number of additions over the years, the most recent of which is described above. The single storey extension to the rear (north) of the property is constructed of metal cladding (painted white to match the existing building) whilst the front elevation is heavily glazed and of a modern appearance. Neighbouring properties along the Bishopric have various uses that include residential, retail, cafés and hot food takeaways. Collingwood Batchellor has occupied the premises since 2002.

DESCRIPTION OF THE APPLICATION

The application seeks planning permission for alterations to fenestration and the installation of new external cladding.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham Blueprint Business Neighbourhood Plan 2019-2036
Policy HB3: Character of Development

Policy HB4: Design of Development

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 22: Shop Fronts and Advertisements
Strategic Policy 36: Town Centre Uses

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:
None received

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
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

The application has been assessed on the basis of a site visit and of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF 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.

Policy HB3, Character of Development, of the Horsham Blueprint Business Neighbourhood Plan states that, “Development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area. Innovation in design will be supported, however, where this demonstrably enhances the quality of the built form in a character area”.

Policy HB4, Design of Development, of the Horsham Blueprint Business Neighbourhood Plan states that – “Development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings”

The application seeks planning permission for the alterations to fenestration and installation of new external cladding.

It is considered that the proposed works would not adversely impact on the overall character or appearance of the building, with the replacement of white cladding which currently exists on the building to Ecoscape composite slatted cladding, with a mix of midnight and spiced oak colour. The proposal is therefore considered to be of a design, form and scale which would be appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

It is considered that the scale, siting and nature of the proposed works would be sufficient to prevent any unacceptable impact on the amenities of adjoining occupiers.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal relates to the alteration of external building materials and the fenestration arrangement, which would not materially impact on the site’s use of water. As such, the development can be screened out of significant effect.

Conclusions:

The proposal is considered to accord 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 approved proposed elevations plan drawing numbered P04 received 07.04.2025.

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/25/0580

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		BP	07.04.2025
Location plan		SLP	07.04.2025
Floor plan	Existing Ground	E01	07.04.2025
Floor plan	Existing First	E02	07.04.2025
Roof plan	Existing	E03	07.04.2025
Elevation plan	Existing	E04	07.04.2025
Floor plan	Proposed Ground	P01	07.04.2025
Floor plan	Proposed First	P02	07.04.2025
Roof plan	Proposed Roof	P03	07.04.2025
Elevation plan	Proposed	P04	07.04.2025
Supporting Statement	Planning	NONE	06.05.2025

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	25.06.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	01.07.2025