Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0926
Millfield Barn, Horsham Road, Rowhook, Horsham, West Sussex, RH12 3PZ

DESCRIPTION:
Variation of condition 5 of previously approved application RW/9/02 (Conversion of building into 3 storage/warehouse units) relating to changes to cladding materials.

RELEVANT PLANNING HISTORY:

RW/9/02	Conversion of building into 3 storage/warehouse units Site: Millfield Barn Rowhook	Application Permitted on 24.05.2002.
DC/19/1623	Replacement of existing buildings with a two-storey dwelling.	Application Refused on 28.01.2020.
DISC/20/0043	Approval of details reserved by conditions 3, 5, 6 and 7 on DC/13/0468	Application Permitted on 16.06.2020.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Rudgwick Neighbourhood Development Plan (-2031):
RNP6 – Materials
RNP7 – Architectural Style

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:
Natural England: Standing Advice: -

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there

are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments:
No Objection.

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
The application seeks a minor material amendment to the existing planning permission (ref: RW/9/02), through a variation of condition 5, to accommodate changes to the cladding materials. Planning permission RW/9/02 granted permission for the conversion of the building into 3 storage/warehouse units. Condition 5 of RW/9/02 states:

'No development shall be carried on unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.'

Development on the 2002 planning permission was started in 2007 (which was within the 5-year period) and the application form states that work has not been completed. As the permission was commenced it is considered to remain extant. The planning statement states that the materials approved as part of the 2002 permission are now obsolete, considered health hazards and modern equivalent materials are therefore necessary to complete the project. The following materials are therefore proposed: -

- Trisomet 333 composite roof/wall panels in Pegasus green colouring to the walls and roof.
- Roller shutter doors and personnel doors dark green
- Front elevation doors to be over-faced with larch infill boarding.
- There would be minor adjustments to the door positions.

Policies 25, 32 and 33 of the HDPF promote development that is of a high-quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved, and enhanced, with proposals contributing to a sense of place through appropriate scale, massing, and appearance. Policy 33 of the HDPF also supports development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed amendments are considered to be appropriate for a building of this form and scale and would maintain the general character and appearance of the wider surrounding area.

The proposed amendments would not alter the approved use of the building and would not lead to any further material impact on neighbouring amenity above or beyond the existing permission.

The amendments are therefore considered acceptable and in accordance with the above policies.

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 building. The 2002 permission for the building has been commenced and represents a viable fallback position in regard to water, with both pre-commencement conditions having been discharged by way of formal letter. There are no proposed changes to the internal use of the building. 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 185 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval. This application would essentially create a new planning permission on the site, and it is therefore recommended that the conditions from the existing permission which remain relevant form part of this new decision.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: The premises shall be used for the storage of furniture and artifacts only and notwithstanding the Town and Country Planning (Use Classes) Order 1987, as amended, shall not be used for any other purpose(s), including the selling of goods from the premises, without the prior written consent of the Local Planning Authority by way of a formal application.

Reason: Changes of use as permitted by Town and Country Planning (General Permitted Development) Order 1995 are not considered appropriate in this case in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: No work shall be undertaken on the site except between the hours of: -

0800 hours and 1800 hours on Mondays to Fridays inclusive
0800 hours and 1300 hours on Saturdays
And no work shall be undertaken on Sundays or Public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: Storage of articles of furniture or artefacts shall not take place anywhere on the site except within existing buildings.

Reason: In the interests of the amenities of the locality and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

5 **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).

6 **Regulatory Condition**: The hardstanding area indicated on the approved plans shall be retained for the purposes of the turning, loading, or unloading of vehicles and the parking of vehicles and cycles clear of the public highway.

Reason: In the interests of road safety and to accord with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality 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/24/0926

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Letter	23-09	12.06.2024
Elevation plan	Proposed Front & Rear Elevations	23-09-07 A	12.06.2024
Elevation plan	Proposed Side Elevations	23-09-08 A	12.06.2024
Section plan	Typical Section	23-09-10 A	12.06.2024
Photos	Trisomet Cladding Behind Boarding	NONE	12.06.2024
Site plan	Proposed Site Plan	03	07.02.2022
Location plan		05	07.02.2022

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 16.09.2024