NATIONAL SCHEME OF DELEGATION
The proposal constitutes Schedule 2 development which is eligible for referral to Planning Committee. The application would not raise matters of significance and is therefore delegated to Officers for determination.

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1286
42 High Street, Storrington, West Sussex, RH20 4DU

DESCRIPTION:

Installation of a commercial kitchen extractor system, comprising a wall-mounted canopy, mechanical extract fan, and associated ductwork. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/23/1741	Proposed demolition of shed and erection of first floor rear extension with external staircase	Application Permitted on 30.04.2024

DESCRIPTION OF THE SITE

The application site is located on the southern side of the High Street. The main property is a two storey end of terrace commercial premises. The property operates as an Antique n' Eat, a mixed-use café/restaurant and antique shop.

The main property is not a listed building. However, the site falls within the Storrington Conservation Area and within close proximity to several neighbouring Grade II listed buildings, namely, 1 & 3 School Hill, 2 & 4 Eastbrook and 18–22 High Street. Also, the site is located within the defined built-up area of Storrington and Sullington.

DESCRIPTION OF THE APPLICATION

The proposal seeks retrospective planning permission for the installation of a commercial kitchen extractor system, comprising a wall-mounted canopy, mechanical extract fan, and associated ductwork.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

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

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 19: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 30: Enhancing Existing Employment

Parish Design Statement:
Storrington and 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:

HDC Conservation: No Objection

HDC Environmental Health: No Objection

PUBLIC CONSULTATIONS:

Representations:

1 no. objection received during neighbour consultation period making the following comments:

1. *Loss of residential privacy – The emergency fire escape is immediately outside my front door and forms part of my private residential environment. Using it as a commercial fire escape would bring members of the public directly alongside my home.*

2. *Security and safety - Have serious concerns about the security of my property and the implications of having a commercial emergency exit directly outside my residential entrance.*

3. *Increased commercial use - This is an established residential access. I do not agree to it being turned into an additional facility for the neighbouring business, particularly where it could involve*
   the movement of numerous customers and staff.

4. *Existing legal rights - I have a legal right of access over this land. I would like clarification as to whether the neighbouring business has any legal entitlement to use this access as a commercial fire escape and whether this would interfere with my existing rights.*

5. *Fire safety arrangements - I appreciate that the business must provide suitable emergency escape arrangements. However, I do not believe that my residential access should automatically be considered an appropriate solution without proper consideration of the legal position, safety implications and impact on neighbouring residential occupiers.*

Parish Comments:

Storrington and Sullington Parish Council: *Having reviewed the application all members unanimously agreed that SSPC was minded to support local businesses, however, it was noted that the Environmental Health raised and objection. The committee agreed that once all the issues were resolved they would be happy to support.*

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

Principle of Development:

The Horsham District Local Plan key policies have now been found sound by the Secretary of State and a limited number of further main modifications have been identified following the October 2026 Local Plan Hearing. The emerging Local Plan is a significant material consideration and as it progresses through the Local Plan process to adoption it will gain more weight. Therefore, Policy 30 of the emerging Horsham District Local Plan is relevant which aims to maintain that the redevelopment, regeneration, intensification and expansion of existing employment premises and sites for employment uses will be supported particularly where it facilitates the retention of existing businesses within the District, and / or protects or creates new jobs, including green industries and social enterprises

The current Policy 9 of the Horsham District Planning Framework (HDPF) seeks to ensure that the expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.

The extraction system installed at the premises is required to support the operation of the commercial kitchen associated with the café/restaurant use. Therefore, in principle the proposal would support this existing business and is therefore considered acceptable, subject to detailed considerations.

Design, Appearance and Heritage:

Policy 19 of the emerging Horsham District Local Plan is relevant which aims to maintain a high-quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, economic, environmental and policy context.

Also, Strategic Policy 21 of the emerging Horsham District Local Plan is relevant which states that proposed development should make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas

The current Policies 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.

Furthermore, the current Policy 34 of the HDPF aims to maintain that proposed development make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas.

Additionally, 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 proposal seeks retrospective planning permission for the installation of a commercial kitchen extractor system, comprising a wall-mounted canopy, mechanical extract fan, and associated ductwork.

It is noted that no. 42 High Street is sited within the Storrington Conservation Area and is recognised as a non-designated heritage asset (locally listed building). The building operates as a café and antiques shop. The extraction unit exits through a single storey pitched roof extension to the rear with the exhaust and cowl turning onto the side elevation.

Following consultation with the Council's Conservation Officer, it would be considered that the extraction system has been placed in a location which on balance achieves the needs of the business whilst preserving the historic and architectural character of the conservation area and the locally listed building. While the exhaust would be visible from public views it would be suggested that it is not so visible as to harm an appreciation of the High Street.

For the above reason, it is viewed that the proposal would preserve the special characteristic of Storrington Conservation Area and the development would not harm the setting of the surrounding listed building. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Residential Amenity:

Policy 19 of the emerging Horsham District Local Plan is relevant which seeks to provide and retain a good standard of amenity for existing and future occupants of the proposed site

The current policy 33 of the Horsham Development Framework aims to ensure that proposals are designed to avoid unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval.

The initial consultation with the Council's Environmental Health Officer identified that the original drawings did not appear to include any active odour abatement treatment fittings whereas, the submitted planning statement states that 'associated filtration and odour-control equipment provides additional mitigation', despite no installation being indicated in the application.

The Council's Environmental Health Team raised a holding objection to the proposal due to the potential for cooking odour to cause a loss of amenity to neighbouring domestic property and therefore additional design considerations would need to be made incorporating effective active odour abatement to a standard in line with NETCEN/EMAQ+ Guidance document.

Subsequently, the agent has provided revised plans and supporting statement which now addresses the concerns raised by the Council's Environmental Health Officer regarding the odour abatement treatment and the cleaning / maintenance schedule details for the system.

Following subsequent consultation with the Council's Environment Health Officer, it is acknowledged that revised plans now indicate the inclusion of graded particulate filtration prior to an activated carbon cell to target odour molecules prior to discharge to the environment. Although the efflux remains a horizontal design, the inclusion of these fittings as proposed are considered satisfactory. Furthermore, the performance of these components is viewed satisfactory and in line with the recommendations of the Guidance.

The additional details submitted in the schedule has been secured by condition and the Council's Environment Health Team have raised no further objection.

The concerns raised by a neighbouring property regarding the location of the emergency fire escape does not fall within the remit of this planning application. Therefore, it is recommended that independent legal advice be sought on this matter.

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) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

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 **Regulatory Condition**: Within 1 month of the installation of the approved kitchen extraction system, a Post Installation Approved Plan and accompanying photographic evidence shall be submitted to the Local Planning Authority for its approval in writing. This shall identify that the approved graded particulate filtration equipment forming the odour-control mitigation is included as part of the extractor system installation. These measures shall be permanently retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: The ongoing service and maintenance regime for the all components of the commercial kitchen extract-ventilation system hereby permitted shall be undertaken as detailed in the approved scheme and in line with their manufacturers' recommendations.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development 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/26/1286
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		0001	27.08.2026
Elevation & Floor plan	Existing	0002	10.08.2026
Elevation & Floor plan	Proposed	0003 Rev A	09.10.2026
Supporting Statement	The extractor system cleaning and maintenance schedule	None	02.11.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 23.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.11.2026