

Planning Statement

Address: 3–5 West Street, Storrington, RH20 4DY

Prepared by: Merve Tay Architectural Design

Date: September 2025

1. Introduction

This Planning Statement accompanies a full planning application for the **replacement of the existing shopfront (without altering the design of the glazing or entrance door) and the retention of a replacement extraction duct to the rear elevation** at 3–5 West Street, Storrington.

The purpose of this statement is to demonstrate that the proposals comply with the **National Planning Policy Framework (NPPF)**, the **Horsham District Planning Framework (HDPF, 2015)**, and other material considerations. The statement should be read alongside the submitted **Heritage Statement** (Merve Tay Architectural Design, July 2025), which provides detailed assessment of the heritage impacts.

The proposed works are modest in scale, functionally essential, and carefully designed to respect the **character of the Storrington Conservation Area** and the setting of nearby listed buildings, whilst supporting the ongoing viability of a commercial premises in a designated local centre.

2. Site and Surrounding Context

The site lies at the southern end of **West Street**, a key commercial frontage within Storrington Conservation Area. The property forms part of a two-storey terrace dating from the early 19th century, constructed in local brick with clay tile roof. Its architectural form contributes positively to the established townscape.

The front elevation addresses West Street directly, forming part of the retail frontage, while the rear elevation is contained within a service yard historically used for deliveries, storage and ventilation. The yard is enclosed, visually discreet, and not publicly prominent.

The site is located within close proximity to a number of **Grade II listed buildings**, including Nos. 7–9 West Street and the Parish Church of St Mary. However, none of these assets are orientated towards the service yard, and their settings remain unaffected by the proposals.

3. The Proposed Development

The application seeks approval for two elements:

1. **Replacement Shopfront**

- Like-for-like reinstatement of the existing shopfront design.
- No change to glazing pattern, entrance door position or proportions.
- Replacement ensures improved material quality and continued contribution to the streetscape.

2. **Retention of Extraction Duct (rear elevation)**

- Stainless steel vertical duct, fitted with silencer and filtration system.
 - Located on rear elevation, aligned vertically to minimise intrusion.
 - Replaces previous duct, providing upgraded compliance with DEFRA (2005) and EMAQ+ (2018) standards.
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4. Planning Policy Context

National Planning Policy Framework (2023)

- **Paragraph 11:** presumption in favour of sustainable development.
- **Paragraphs 84–86:** support the retention and growth of town centre uses to maintain vitality and viability.
- **Paragraphs 130–135:** emphasise the importance of well-designed, attractive and functional places.
- **Paragraphs 194–208:** require proposals affecting heritage assets to conserve significance, with weight given to sustaining economic and community vitality where no harm arises.

Horsham District Planning Framework (2015)

- **Policy 12 (Vitality of Existing Centres):** supports development that sustains and enhances retail/service functions of local centres.
 - **Policy 32 (Quality of New Development):** requires high-quality design that reinforces local character.
 - **Policy 33 (Development Principles):** promotes development that integrates well with surroundings, respects amenities, and provides safe access.
 - **Policy 34 (Heritage Assets):** requires proposals to conserve or enhance heritage assets, including Conservation Areas.
 - **Policy 40 (Sustainable Transport):** requires appropriate access and servicing arrangements.
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5. Planning Considerations

5.1 Principle of Development

The premises have an established commercial use within the primary shopping frontage of West Street. The proposed works are directly associated with this lawful use, ensuring compliance with local and national policies that support the continued vitality of town centres.

5.2 Design and Visual Impact

The replacement shopfront will maintain the existing rhythm and proportions of the terrace, ensuring the continuity of the streetscape and avoiding any erosion of historic character. The extraction duct is positioned to the rear, discreetly aligned and visually recessive.

5.3 Heritage Considerations

The **Heritage Statement** concludes that the proposals cause *no harm* to the character or appearance of the Storrington Conservation Area and do not affect the setting of nearby listed buildings.

- The shopfront replacement maintains the established frontage.
- The duct is hidden from principal public views and located in a historically functional service yard.
- All fixings are reversible and sympathetic to the host building.

5.4 Amenity and Environmental Health

The upgraded extraction system incorporates silencers and filtration, ensuring compliance with **DEFRA** and **EMAQ+** guidance. This enhances odour and noise control compared with the previous system, delivering improved residential and environmental amenity.

5.5 Economic and Community Benefits

The proposals secure the continued lawful operation of a food premises that provides local employment and contributes to the commercial vitality of Storrington. The shopfront renewal improves the quality and attractiveness of the retail frontage, supporting footfall and the wider economic health of the centre.

6. Conclusion

The proposed works at 3–5 West Street represent a modest but important investment in the upkeep and lawful operation of a commercial premises within the Storrington Conservation Area. The scheme:

- **Preserves and enhances** the character and appearance of the Conservation Area.
- Causes **no harm** to the setting of listed buildings.
- Ensures compliance with environmental health standards, improving odour and noise control.
- Maintains an active and attractive retail frontage, in line with national and local policy objectives.
- Supports the vitality and viability of Storrington's local centre.

Accordingly, the proposals are considered to be fully in accordance with the **NPPF** and the **Horsham District Planning Framework**. Planning permission is therefore respectfully requested.

