Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0209
7 Kings Barn End, Kings Stone Avenue, Steyning, West Sussex, BN44 3FL

DESCRIPTION:

Replacement of rear external double doors with a single door and installation of new steps leading to garden

RELEVANT PLANNING HISTORY:

None relevant

SITE AND SURROUNDS

7 Kings Barn End is a ground floor flat forming the southern end of a two-storey block of 8 flats (Flat no.8 is above Flat 7). The site is the east side of Kings Barn End, which is at the northern end of Kings Stone Avenue, within the built-up area boundary of Steyning.

DETAILED DESCRIPTION

Planning permission is sought to replace an existing pair of rear external double doors (upvc) with a single upvc door to fit the same opening, and also to install replacement steps from the single rear door leading to the rear garden.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Steyning Neighbourhood Plan:
SNDP3 – Contribution to Character

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

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 33 of the HDPF states that development shall be required to, inter alia, ensure it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property through, for example, overlooking or noise; ensure the scale, massing and the appearance of the development is of a high standard of design and relates sympathetically with the built surroundings and respects the character of the surrounding area. In addition, where applicable, development must take account of relevant design statements and use high standards of building materials.

The proposal would replace existing rear doors and steps and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing building when read as a whole, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the nature, siting and layout of the proposed replacement door and steps and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 and finishes of the new external door and steps of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/24/0209
(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
Location plan	Location Plan	NONE	06.02.2024
Block plan	Block Plan	NONE	06.02.2024
Elevation & Floor plan	Existing and Proposed Plan	mm/02/Kings7	06.02.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.03.2024

Authorising Officer sign/initial Tamara Dale Date: 02.04.2024