Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0652
1 Manor Close, High Street, Billingshurst, West Sussex, RH14 9GR

DESCRIPTION:
Replacement of two existing wooden framed double glazed doors with the same styled uPVC double glazed doors.

RELEVANT PLANNING HISTORY:
None directly relevant to this application.

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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 1 - Billingshurst Built-Up Area Boundary
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:
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 to the plan as submitted. The Parish Council however would have preferred the use of natural materials within or adjoining the conservation area as a like for like material change and for more eco-friendly to recycle than UPVC.

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:

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 34 of the HDPF recognises the importance of heritage assets and requires that proposals make reference to the significance of conservation areas and heritage assets by making a positive contribution to the character and distinctiveness of the conservation area, ensuring that development is consistent with the special character of those areas.

1 Manor Close is a two-storey detached L shaped dwelling located on the southern side of the cul-de-sac. The northern boundary of the Billingshurst Conservation area runs through the rear amenity area of the property.

The dwelling has a pair of wooden framed double-glazed doors providing access to the rear garden (south elevation) and a similar pair of wooden framed double-glazed doors providing side access to the rear garden (east elevation). Planning permission is sought for the replacement of the two existing wooden framed double-glazed doors with the same styled and colour uPVC double glazed doors.

The proposed replacement doors would be of a similar visual appearance and the change in material and glazing pattern (to the side elevation) would not be particularly visible from outside the boundaries of the application site and would not result in any adverse visual impacts. When seen the frame colour would be similar to the existing and this is considered sufficient to ensure a satisfactory appearance is retained to the building. The proposal would have a neutral impact on the adjoining Conservation Area, the character and appearance of which would be preserved.

It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring Amenity

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.

The proposed replacement glazed doors would not result in any unacceptable harm to neighbouring amenity, reflecting the existing established arrangement.

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 dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. 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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

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 development hereby permitted shall strictly accord with those indicated on the application form and approved plans, with the external frame colour to match the existing.

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/25/0652
(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
Elevation plan	Existing	313-100 SHEET 1	22.04.2025
Elevation plan	Existing	313-101 SHEET 2	22.04.2025
Elevation plan	Proposed	313-105 SHEET 1	22.04.2025
Elevation plan	Proposed	313-106 SHEET 2	22.04.2025
Location plan		210-100	22.04.2025
Block plan		210-200	22.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.06.2025

Authorising Officer sign/initial Guy Everest Date: 17.06.2025