



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1125

56 Lower Street, Pulborough, West Sussex, RH20 2BW

DESCRIPTION:

Replacement of the shop front windows and doors and the window to the side elevation.

RELEVANT PLANNING HISTORY:

PL/26/89	Erection of 2 shops with first and second floor offices over. (From old Planning History)	Application 03.05.1989	Refused	on
PL/83/78	Demolish building in conservation area. (From old Planning History)	Application 20.12.1978	Permitted	on

DESCRIPTION OF THE SITE

56 Lower Street is a single storey detached locally listed building operating commercially as an established florist / flower shop. The site is located the north side of Lower Street, within the Pulborough (Lower Street) Conservation Area and within the defined Built-Up Area Boundary of Pulborough.

The building is of simple modest proportions with dual pitched roof gabled at the sides. The shop front has a centralised timber frontage incorporating double entrance doors and sidelights. The west elevation contains a single horizontal casement window positioned towards the centre of that wall. The surrounding brickwork is painted a subtle pink colour, and the existing joinery is painted in a deep burgundy red. The florist has goods displayed externally and on shelving units either side of the entrance. There is an awning above the entrance canopy. A car parking space is located immediately to the west of the building.

The neighbouring building to the east, No. 58, is a Grade II Listed Building. Further Listed buildings in close vicinity on the north side of Lower Street include Nos 50, 52 and 62, whilst Nos 60 and 46 are locally listed.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the replacement of the shop front timber windows and doors and the window to the side elevation, due to visible paint failure, weathering and wear on the timber joinery. The supporting statement also sets out that the security performance of the existing timber construction frontage is also a concern and an improvement is sought to address current commercial security standards. As a standalone retail business robust security is required, and the existing fragile timber frame in this regard is an operational concern for the business owner

The side (gable) elevation of the property contains a timber-framed two-light casement window comprising a narrow horizontal top-hung ventilator/fanlight over a larger fixed glazed light. The window

is painted in the same deep burgundy as the main frontage and there is visible weathering and deterioration of the frame and paintwork.

The proposed replacement frontage will use the Smart Architectural Aluminium Shopline system, specifically designed for commercial applications including high-traffic retail environments. The existing frontage opening size is not proposed to be altered, and the proposed windows/doors will replicate the existing composition of double entrance doors, centrally positioned, with sidelights to either side. Overall width and height consistent with the existing opening and frame dimensions.

The system uses mechanical corner brackets rather than welded joints, to produce a quality finish with consistent joint quality. The finish proposed is Anthracite Grey (RAL 7016) powder coat to be read as a dark, neutral tone against the painted brickwork of the building to be sympathetic with the historic character of the conservation area. The existing red/burgundy colour scheme is a decorative overlay applied to the timber. The powder coat finish is applied in accordance with BS 6496 to Qualicoat standards at a minimum of 60 microns, providing an expected service life in excess of 25 years without the maintenance demands of painted timber.

The proposed replacement side elevation window will be fabricated using the Smart Alitherm 400 Casement system designed for both commercial and residential applications, with a high performance in thermal efficiency, weather resistance and security. The proposed window will replicate the format and proportions of the existing two-light window with a top-hung opening fanlight over fixed glazed light. The finish will be Anthracite Grey (RAL 7016) powder coat, to match the frontage.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 43 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 36: Town Centre Uses

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Pulborough Neighbourhood Parish:

Policy 15: Design
Policy 16: Water Neutrality

Pulborough 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

I am satisfied the proposal will not harm the locally listed building or the character of the conservation area.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

Pulborough Parish Council: 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 application site is located within the defined Built-Up Area Boundary of Pulborough and within the Pulborough (Lower Street) Conservation Area and is an established florist / flower shop. The development proposal provides replacement of the shop front windows and doors and the window to the side elevation for use by the business and therefore sustains and supports the enterprise. The development supports the continued needs of the established business operating in this local community. The application site is located within the built-up area where there is a presumption in favour of sustainable development. The principle of the development is therefore considered acceptable, subject to all other material considerations.

Design, Appearance and Heritage:

Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale,

massing, and appearance of the development is of a high standard of design which relates well to the host building, and adjoining neighbouring properties. Policy 33 also seeks to ensure that development proposals make efficient use of land, cause no harm to amenity, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

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

Policy 14 of the HDPF states that planning applications for shop fronts within conservation areas are expected to have regard to the character and appearance of the conservation area and the host building. The policy supports the retention and sympathetic replacement of shop front elements, with particular reference to design quality, materials, and relationship to the building as a whole.

Policy 15 of the Pulborough Neighbourhood Plan states that all buildings must be well designed, sustainable, and take appropriate account of climate change. 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. In particular, the effects of any proposed development within a Conservation Area or that affects its setting should respect the particular special characteristics of that area.

The existing openings will not be altered in size, and the replacement shop front windows and doors and the window to the side elevation will have a matching design to the existing, albeit aluminium materials however the anthracite grey colour and overall appearance is considered visually acceptable in this mixed retail/commercial/residential use location. No concerns have been raised by the Council's Conservation Officer, and it is not therefore considered that the development results in harm to the special character of the designated Conservation Area and locally listed building.

On the balance of these considerations, the development is considered to sit appropriately within the context of the site and the visual amenities of the street scene, in accordance with the above policies.

Residential 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.

Given the nature of the proposal, to replace existing ground floor window and door frames without altering opening size, no unacceptable impact on the amenities of neighbouring properties would result. The resulting relationship with neighbouring properties would not be unusual or unexpected in a location such as this. It is noted that no neighbouring representations have been received.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and N6 of the NPPF.

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 development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The development would positively contribute to supporting an established business within the local community, without undue harm arising onto visibilities of the site and wider area, and neighbouring amenities, and is 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 submitted application form and approved plans.

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/26/1125

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	14.07.2026
Location & Block plan	including existing floor plan, elevations and window sections	100	14.07.2026
Block plan	Proposed floor plan, elevations and window sections	101	14.07.2026
Section plan	Window 12B	NONE	14.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 01.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.09.2026