HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	95 High Street, Steyning
DESCRIPTION:	Erection of an infill extension between existing garage and summer house outbuilding, and conversion to habitable living space.
REFERENCE:	DC/25/1911 and DC/25/1912
RECOMMENDATION:	~~Advice / No Objection /~~ Objection ~~/ More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

No objection to the link extension, but to the proposed installation of solar panels.

MAIN COMMENTS:

95 High Street is a grade 2 listed timber framed semi-detached property which fronts onto High Street and extends at the rear of the plot to Charlton Street, within the Steyning Conservation Area. To the side of the property runs a footpath linking High Street and Charlton Street.

It would be considered that the proposed extension linking the garage and summerhouse would be viewed within the context of the existing buildings and would not detract from an appreciation of the listed building.

The application however also seeks the introduction of solar panels onto the roofslope facing onto the footpath. It would be considered that the solar panels would introduce an engineered and artificial material, which would appear incongruous in this historic environment. The solar panels would harmfully jar with the other more traditional and natural materials found within the conservation area and would harm the historic character of the street scene.

It would therefore be considered that the proposal would fail to preserve the special historic and architectural character of the conservation area, and the setting of the listed building. Given the nature and extent of the development and works, it would be suggested that the harm to the conservation area and significance of the listed building would be 'less than substantial' and at the lower end of the scale. However, this should not be equated with a less than substantial planning objection and is of considerable importance and weight. Paragraph 215 of the National Planning Policy Framework advises that this harm should be weighed against the public benefits of the scheme, including where appropriate, securing the asset's optimum viable use.

It is noted that Paragraph 168 of the Framework requires that significant weight is given to the benefits associated with renewable and low carbon energy generation. However,

this does not disapply other parts of the Framework, including paragraphs 202 and 213. These paragraphs state that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance and that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	08.12.25