Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1203
The Anchor Inn, 46 High Street, Storrington, West Sussex, RH20 4DU

DESCRIPTION:
Erection of free-standing timber lighting posts to rear of premises. Erection of 5No new garden pod seating booths, new low picket fencing, conversion of existing garage into a small bar serving area. Installation of bi-fold doors in enlarged window opening to rear elevation.

RELEVANT PLANNING HISTORY:

DC/23/0132	Installation of garden pods/seating areas, construction of a pergola, new raised decked area and new fencing to surround all.	Application Permitted on 27.04.2023
DISC/23/0168	Approval of details reserved by condition 3 to approved application DC/23/0132	Application Refused on 28.02.2024

DESCRIPTION OF THE SITE

The application site is positioned to the southern side of the High Street, within the defined built-up area of Storrington. The site is currently occupied as a Public House, with the neighbouring properties to the east and west comprising commercial businesses. The site is accessed to the west of the building, with an existing area of hardstanding positioned directly to the rear northern boundary. The wider area is characterised as predominantly commercial.

DESCRIPTION OF THE APPLICATION

The application seeks permission for the erection of five freestanding timber garden pods, installation of festoon lighting, erection of low-level picket fencing, conversion of an existing garage into a small bar serving area, and the installation of bi-fold doors within an enlarged opening to the rear elevation of the public house.

The works are proposed within the existing car park area to the rear of the building, which was previously altered under DC/23/0132 to provide a raised decking area, pergola, and seating booths. The current proposal effectively builds upon those previously approved works to formalise the use of the outdoor space as an ancillary seating area to the public house, improving its functionality and visual presentation.

The site lies within the Storrington Conservation Area and the defined built-up area of Storrington, surrounded by a mix of commercial and residential properties. The public house fronts the High Street, with the rear car park area enclosed by boundary fencing and neighbouring gardens, including retirement dwellings to the north.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 11 - Tourism and Cultural Facilities
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 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan
Policy 5- Storrington Village Centre Retail Area
Policy 6- Development in Storrington Village Centre
Policy 14- Design

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

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

Consultations:

HDC Conservation Officer: No Objection - The proposed redevelopment of the car park to increase the outdoor seating area, provide a small bar and seating pods will not harm the character of the conservation area or the setting of the adjacent listed buildings.

HDC Environmental Health: No Objection - Environmental Health has previously commented on applications at this premises, including DC/23/0132, which was approved with a pre-use condition requiring a Noise Management Plan for the outdoor area. The subsequent discharge application (DISC/23/0168) was refused due to insufficient supporting information. The department has received noise complaints about the site, with two incidents still under investigation.

The current Premises Licence includes conditions restricting use of the outdoor patio between 23:00 and 07:00 and requiring noise from music or speech to be barely audible outside and inaudible inside nearby sensitive properties during those hours.

Following a site visit and review of plans, Environmental Health notes the proximity of residential dwellings and the potential for noise disturbance, especially during summer months and evening hours when background noise levels are low. The outdoor areas (garden, decking, pods) offer no noise protection.

Re-consultation received (29.10.2025) – The Festoon lighting specifications are acceptable.

PUBLIC CONSULTATIONS:
Representations:
5 letters of Objection have been received from 5 addresses, objecting to the application on the following grounds:

- Residents, particularly those in nearby retirement housing, object to the conversion of the garage into a bar and installation of bi-fold doors, which they believe will result in excessive noise from live music and outdoor drinking areas. Many cite existing problems with loud music, shouting, and outdoor events that already disturb their peace.
- Objectors emphasise that the proposals will harm the quiet enjoyment of their homes and gardens, contrary to HDPF Policies 32 and 33. Concerns include loss of privacy from new outdoor seating ("pods") located close to residential boundaries, and light pollution from new lighting.
- Residents are worried about food smells, cigarette smoke, and vehicle fumes from the pub's car park drifting into nearby homes and gardens, impacting health and comfort.
- Several comments highlight safety issues with children playing among parked cars in the pub car park, and poor separation between vehicles and customers. Increased activity is expected to worsen parking pressures and congestion.
- Concerns raised about cigarette butts being discarded near grass and trees, creating potential fire hazards, and increased litter and pollution in nearby areas, including the adjacent stream.
- Objectors argue that the modern design elements (bi-fold doors, altered garage) fail to preserve or enhance the character of the conservation area, contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and HDPF Policy 34.
- Residents anticipate greater late-night disturbance, littering, and antisocial behaviour linked to expanded outdoor drinking areas and planned festivals.
- The introduction of five outdoor seating pods and expanded entertainment areas is viewed as overdevelopment of a small car park surrounded by homes, harmful to local character and visual amenity.

Parish Comments:
Storrington and Sullington Parish Council: No Objection

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:

Policy 11 of the HDPF supports measures which promote tourism and enhance local cultural facilities. Any development should be of a scale and type appropriate to the location and should increase the

range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which:

- Reinforce the local distinctiveness and improve existing facilities.
- Seek to ensure that facilities are available within the towns and villages in the district and are in keeping with their relationship with the urban area and countryside around them.

The principle of developing the rear car park of the Anchor Inn to form an outdoor customer area has been previously established and accepted under planning permission DC/23/0132 (approved 27 April 2023). That permission authorised the installation of garden seating pods, decking, and fencing, recognising the enhancement of the facility's customer offer and its contribution to the local visitor economy.

The current proposal represents a modest intensification of the previously approved outdoor use, introducing improved layout, lighting, and serving arrangements to support the established public house use. The scheme continues to represent an appropriate and sustainable form of development within the village centre, consistent with the aims of the Storrington, Sullington and Washington Neighbourhood Plan (Policies 5, 6, and 14).

The development would enhance the offer of the established community facility, improving the range and quality of attraction and experience within the locality. The development is therefore considered acceptable in principle, subject to all other material considerations.

Design, Appearance and Heritage Impacts:

Policies 32 and 33 of the HDPF seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

The proposed alterations are modest in scale and will be viewed in the context of the established public house and previously approved external structures. It is noted that the five timber pods were considered acceptable under the previous planning permission DC/23/0132. The festoon lighting would be contained within the existing enclosed rear curtilage, largely screened from the High Street and surrounding public viewpoints by the host building and boundary fencing. The conversion of the garage to a small bar area and installation of bi-fold doors would replace existing utilitarian features with more contemporary detailing, improving the functionality and appearance of the rear elevation.

Following consultation, the Council's Conservation Officer has confirmed no objection, noting that the works would not result in harm to the character or setting of the Conservation Area or nearby listed buildings. The materials, form, and scale are considered appropriate and complementary to the existing public house use.

On this basis, the development is considered to accord with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015), the Storrington, Sullington and Washington Neighbourhood Plan, and the provisions of the NPPF (2024) relating to design and heritage conservation.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The site lies within close proximity to residential dwellings, including retirement flats and houses to the north and east. A number of objections have been received raising concerns regarding increased noise and disturbance from outdoor activities, loss of privacy from the proposed pods, light spill from the new lighting, odours, and potential antisocial behaviour.

It is acknowledged that noise complaints have been received previously in connection with the outdoor use of the premises, with Environmental Health confirming that two such cases remain under investigation. The outdoor areas (garden, decking, and pods) offer no inherent noise protection, and therefore the potential for disturbance requires careful management. The applicant has submitted an updated Noise Management Plan in support of this application; however, it lacks sufficient detail to demonstrate how potential impacts will be effectively mitigated. As advised by the Environmental Health Officer and consistent with the previous refusal of the discharge of condition application (DISC/23/0168), further information is required to address this deficiency.

Notwithstanding this, it is recognised that the premises operates as a public house where a certain level of noise and activity is inherent and to some extent expected. The proposal, including the reconfiguration of the outdoor space, would likely intensify the use, particularly during warmer months. However, the potential impacts can be mitigated through robust operational controls secured by condition.

Accordingly, conditions are recommended to ensure that:

- A comprehensive Noise Management Plan is submitted and approved prior to the first use of the outdoor area, detailing management responsibilities, monitoring procedures, staff training, complaint logging, and measures for volume control;
- No amplified music, live events, or public address systems are permitted in the outdoor areas;
- The outdoor patio/garden area is used solely for purposes ancillary to the public house, preventing any separate or intensified use; and
- Only the approved festoon lighting is installed, with all external lighting downward facing to limit light spill.

Subject to the above, it is considered that the development would not result in unacceptable harm to neighbouring amenity. On balance, and subject to the recommended conditions, the proposal accords with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Water Neutrality:

The site lies within the Sussex North Water Supply Zone. The proposal re-lates to minor alterations to an existing public house and does not introduce any new residential or water-using facilities. As such, the development would not result in any material increase in water consumption. The proposal therefore accords with the Natural England Position Statement and Policy 35 of the Horsham District Planning Framework (2015) in respect of water neutrality.

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 and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

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

Conclusion:

The proposed development represents a modest extension of the previously approved works at the site and would enhance the functionality and appearance of the existing public house without causing harm to the character of the conservation area or the amenities of neighbouring occupiers. Subject to the recommended conditions controlling noise, lighting, and hours of use, the proposal is considered acceptable and in accordance with the Horsham District Planning Framework (2015) and the Storrington, Sullington and Washington Neighbourhood Plan.

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 **Pre-Use Condition**: The use of the outside patio/garden area hereby permitted, as shown on plan reference 25.045.SG.R 101, shall not be begun until a Noise Management Plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to:

- Hours of operation (including use of the outdoor areas)
- Details on how staff will monitor noise levels
- management responsibilities during all operating hours
- What steps will be taken to reduce volume if music is clearly audible outside noise sensitive premises
- The management to keep a written log to record any incidents of anti-social behaviour. The log will be made available to the Police and Environmental Health upon request.
- measures to control noise from all activities and operations at the site (including the operation of any equipment) and minimising noise from the garden area.

The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The outside patio/garden area hereby permitted, as shown on plan reference 25.045.SG.R 101, shall be used solely for purposes ancillary to the public house and shall not be used as a separate planning unit or any other purposes.

Reason: The establishment of a non-ancillary use would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between the site and neighbouring properties, contrary to Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No externally located plant or equipment, including generators, shall be installed or operated without the prior written approval of the Local Planning Authority by way of formal application.

Reason: To safeguard the amenities of the nearby residential properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: No amplified music, live event, or public address system shall be played at any time within the outside patio/garden area as shown on plan reference 25.045.SG.R 101.

Reason: To safeguard the amenities of neighbouring properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: No external lighting other than those illustrated on drawing ref: 25.045.SG.R 101 Proposed Ground Floor Plan and the Festoon Lighting Specifications received 27.10.2025 hereby approved shall be installed on site. All external lighting installed shall be downward facing.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: No works for the implementation of the development hereby approved, including demolition, clearance, construction activities shall take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

All clearance debris and construction waste shall be removed from the site by a licensed waste removal contractor, and no burning of materials shall take place on site.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Temporary Event Notice
Special events must be applied for under a Temporary Event Notice (TEN). All nearby residents must be informed 14 days before the event and provided with a dedicate telephone number to allow them to contact the Anchor in the event of any noise issues

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/25/1203
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		25.045.SG.R 104	22.07.2025
Floor plan	Existing ground	25.045.SG.R 100	22.07.2025
Floor plan	Proposed ground	25.045.SG.R 101	22.07.2025

Elevation plan	Existing	25.045.SG.R 102	22.07.2025
Elevation plan	Proposed	25.045.SG.R 103	22.07.2025
Supporting Statement	Heritage	NONE	22.07.2025
Design & Access Statement		NONE	22.07.2025
Supporting Statement		NONE	22.07.2025
Supporting Statement	Lighting details	NONE	22.07.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.11.2025

Authorising Officer sign/initial RHERMITAGE Date: 04.11.2025