



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0291

Westhope Lodge, North Street, Horsham, West Sussex, RH12 1RJ

DESCRIPTION:

Variation of condition 12 of previously approved application reference DC/10/0915 (Change of use from office to residential care home, repositioning of existing open fire escape and minor elevational alterations) to amend the wording to also include customers with learning disabilities and mental health conditions.

RELEVANT PLANNING HISTORY:

DC/10/0915	Change of use from office to residential care home, replace open fire escape with enclosed fire escape and minor elevational alterations.	Application Permitted on 09.07.2010
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DESCRIPTION OF THE SITE

Westhope Lodge is situated on North Street, within the Build-up Area Boundary of Horsham. The building sits within a commercial office campus which houses several buildings including Park House, New Park House and St Leonards House. Shared vehicular access is gained from North Street and there are good pedestrian links into the town centre as well as towards Horsham Station. Much of the surrounding development is in use as commercial employment.

Westhope Lodge was originally in use as a council office before gaining planning permission (DC/10/0915) for a change of use to residential care home for adults with physical and learning difficulties in 2010.

DESCRIPTION OF THE APPLICATION

This application seeks to amend condition 12 of permitted application DC/10/0915 to allow for the care of adults with learning disabilities and mental health conditions, expanding from solely caring for adults with physical and learning difficulties.

Condition 12 currently reads:

Regulatory Condition: *The development hereby permitted shall only be occupied as a residential care home for adults with physical and learning difficulties as set out in the application and as described in the applicant's supporting information.*

The proposed wording of the condition is as follows:

Regulatory Condition: *The development hereby permitted shall only be occupied as a residential care home (Use Class C2) for adults with physical and learning difficulties, learning disabilities and mental health conditions as described in the applicant's submitted Planning Statement.*

No other amendments are sought to the planning permission.

The application is made on land which the Council owns however as it is an amendment to an existing consent the decision can be delegated to officers, per the Council's constitution (para 1.14.2.2(c)i).

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 18 - Retirement Housing and Specialist Care
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 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Horsham Blueprint Neighbourhood Plan (2022)

HB1: Location of Development
HB2: Meeting Local Housing Needs

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

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 26: Gatwick Airport Safeguarding
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District
Policy 42: Retirement Housing and Specialist Care

Supplementary Planning Guidance:

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

Planning Advice Notes:

Shaping Development in Horsham District
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

PUBLIC CONSULTATIONS:

Representations:

None.

Parish Comments:

Denne Parish Council Response 1: Objection

Horsham Denne NC has noted that the plans are dated 2010 and we cannot work out what is the proposed location of the repositioned fire escape. Therefore, HDNC objects until we receive clarification.

Denne Parish Council Response 2: Objection Withdrawn

Horsham Denne NC withdraws its 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

As Westhope Lodge already has permission to operate as a residential care home (Class C2) under reference DC/10/0915 there is no need to consider whether the principle exists for this type of development in this location, given that it already exists. Instead, the main consideration is whether the variation of condition 12 would lead to any adverse impacts upon residential amenity or highways, or any other material matter.

The applicant has submitted a Planning Statement which confirms that the existing building is already configured and suitable for the level of residential care provision required and that no alterations to the scale, physical form or operational characteristics are necessary. Residents and staff will continue to benefit from good access to local services, community facilities and public transport network in line with Policy 18 of the HDPF 2015 and the change is not thought to result in an increase in vehicular movements or parking requirements.

The nature of the proposed use will remain largely the same, with no increase in the number of residents and 24-hour staff supervision provided to ensure structured daily routine. It is therefore considered unlikely that there will be increased impact upon residential amenity above existing levels, through aspects such as noise and general amenity. Due to there being no changes proposed to the built development, a loss of privacy and/or outlook is not expected.

The proposed variation of condition is thought to provide benefit to the community by allowing for the creation of a step-down social care setting, of which there is a recognised need both nationally and

within West Sussex. Step-down care provides structured rehabilitation for those leaving hospital thereby reducing pressure on in-patient facilities while increasing the ability of service users to integrate back into the community.

No representations have been received from the public and while Denne Parish Council initially raised concerns around the repositioning of a fire escape, their objection was withdrawn once it was explained that this was agreed as part of the previous permission (DC/10/0915).

To summarise, the variation of condition 12 is unlikely to lead to an adverse impact on residential amenity and is thought to provide a benefit to the wider community by providing much needed social care. It is therefore concluded that the variation of condition be permitted.

Recommendation: Application Permitted

Conditions:

- 1 Plans
- 2 No longer relevant.
- 3 The screen walls and fences shall be installed as shown on approved drawing No. 155.07D (DC/10/0915) and be retained thereafter and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 4 The parking and turning access facilities shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter solely for that purpose.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 5 The facilities for the parking of cycles shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 6 The provision for the storage of refuse/recycling bins shall be provided as shown on approved plan No. 155.07D (DC/10/0915) and retained thereafter for that purpose.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy CP2 of the Horsham District Local Development Framework: Core Strategy (2007).

- 7 The hard and soft landscaping details shall be provided as shown on approved plan No. 155.07D (DC/10/0915). Any plants which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 8 No longer relevant.

- 9 No longer relevant.
- 10 No longer relevant.
- 11 The green travel plan submitted to the Local Planning Authority on 19th July 2010 under reference DC/10/0915 shall be implemented unless otherwise agreed in writing by the Local Planning Authority.
- Reasons: To secure access by alternative means other than by the car to the site in accordance with Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).
- 12 The development hereby permitted shall only be occupied as a residential care home (Use Class C2) for adults with physical and learning difficulties, learning disabilities and mental health conditions as described in the applicant's submitted Planning Statement.
- Reasons: For the avoidance of doubt, to control the development in detail and to reflect the car parking provision within the site in accordance with Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).
- 13 No longer relevant.

NOTE TO APPLICANT

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/26/0291

(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		NONE	14.05.2010
Site Plan		PVO/FI/1	14.05.2010
Elevation Plan	Existing Floor and Elevation Plan	155.03A	14.05.2010
Elevation Plan	Proposed Floor and Elevation Plan	155.07D	30.06.2010
Elevation Plan	East Elevation Plan Scale 1:50	155.10	30.06.2010
Supporting Statement	Design & Access Statement	NONE	14.05.2010

DELEGATED

Case Officer sign/initial Sophie Moore Date: 30/04/2026

Authorising Officer sign/initial Adrian Smith Date: 30/04/2026