Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0345
Cottons Yard, Site D, Water Lane, Storrington, West Sussex, RH20 3EA

DESCRIPTION:
Alteration to the rear part of the building to include an extended steel portal frame structure, whilst retaining the sites existing industrial use for vehicle servicing, vehicle repair and MOT

RELEVANT PLANNING HISTORY:

SG/23/75	Erection of workshops for class iii light industrial use (From old Planning History)	Application Permitted on 25.07.1975
SG/23/79	Extension to existing motor vehicle repair workshop (for d. hurley) Comment: D. hurley (From old Planning History)	Application Permitted on 03.10.1979
SG/46/90	Single storey extensions Site: Unit D Cottons Yard Water La Storrington	Application Permitted on 23.01.1991

DESCRIPTION OF THE SITE

The application site is located on the western side of Water Lane with a private access road leading up to the unit. The site falls within the built-up area boundary of Storrington and Sullington. The application unit is a workshop for vehicular repair and servicing located within an industrial estate. The unit is a detached building constructed of steel portal frame with block and brickwork elevations under a pitched roof. The south of the application site is bounded by mature hedging and trees which screens the row of residential block of flats.

DESCRIPTION OF THE APPLICATION

This application seeks planning permission for the alteration to the rear part of the building to include an extended steel portal frame structure, whilst retaining the sites existing industrial use for vehicle servicing, vehicle repair and MOT

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 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Storrington Sullington & Washington Neighbourhood Plan 2018 - 2031

Policy 14 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 25: Parking
Strategic Policy 30: Enhancing Existing Employment

Parish Design Statement:
Storrington and Sullington 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:

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.

HDC Environmental Health: No Objection
No objection to the proposed development, thanks for getting the applicant to confirm the skylights will not be openable. No further comments from me.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
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 7 of the Horsham District Planning Framework (HDPF) 2015 states that sustainable employment development in the District will be achieved by (2) the redevelopment, regeneration, intensification and smart growth of existing employment sites.

The site is located within the built-up area boundary and has been identified as a Key Employment Area (KEA) within Policy 9 of the HDPF, which seeks to ensure the expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.

The proposal seeks planning permission for the retention of the existing industrial use, for vehicle servicing, vehicle repair and MOT with alteration to the rear part of the building to include an extended steel portal frame structure. The proposed alteration would support the addition of an MOT testing lift bay in association with the existing vehicle repair and servicing use. It is considered that the proposal would update the vitality and viability of the site, and is therefore acceptable in principle and accords with the provisions of Policies 7 and 9, subject to all other material considerations.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks 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.

The alteration to the rear part of the building would increase the eaves height of the unit, with the roof ridge height would only marginally protrude above the existing roof of the main building. Given the sloping ground level rising from east to west the resulting height of the building would be line with the neighbouring two storey flat roof unit to the east. Whilst the resultant appearance would be somewhat at odds with the existing units on the industrial estate, the building would be read in the context of the neighbouring flat roofed unit to the north-east. Furthermore, the increased ridge would be set back from the retained pitched roof, and therefore less visible from the central access road. In any case, the site is located within an existing industrial estate, which comprises a mix of industrial units of varying style, scale and age. Overall, the existing building holds no particular architectural merit, in which the proposed roof addition is neither considered to positively or negatively impact on its appearance or its setting in this location.

As a result, it is viewed that the proposal would have no adverse impact on the character or appearance of the existing building or wider surrounding area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with relevant policies of the HDPF.

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.

It is acknowledged that the rear part of the building faces the row of residential block of flats. Whilst the alteration would increase the bulk and mass at the rear of the property, the footprint of the unit would remain unchanged. Furthermore, the ridge height of the altered roof would only marginally protrude

above the existing roof of the main building. The rear of the site is screened by mature hedging and trees.

The unit would continue to be used in the same manner as the existing vehicle repair and servicing use. Given the current arrangement, the nature of the proposal and relationship with neighbouring commercial properties as well as the residential block of flats, would not result in any unacceptable impact upon neighbouring amenity.

Highways Impacts:

Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.

The proposal would utilise the existing parking arrangement positioned to the front and side forecourt of the unit. The unit would be used in the same manner as the existing vehicle repair and servicing facilities therefore it is viewed that the level of vehicular movement and parking demand would remain the same.

It is considered that the proposal would not have an unacceptable impact on highway safety or network.

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 unit 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 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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 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. The proposal involves altering and extending the height of the rear part of the building’s steel portal frame structure. The footprint of the overall building would remain unchanged.

Conclusions:

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 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).

4 **Regulatory Condition**: The rooflights on the extended steel portal frame structure hereby permitted shall remain non-openable.

Reason: To safeguard the amenities of neighbouring properties 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/25/0345
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Block plan		PR-COTD-02	05.03.2025
Design & Access Statement	Planning	NONE	05.03.2025
Location plan		EX-COTD-00	05.03.2025
Block plan		EX-COTD-02	05.03.2025
Elevation & Floor plan	Existing 3D	EX-COTD-01	05.03.2025
Elevation & Floor plan	Proposed	PR-COTD-01	05.03.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 10.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.05.2025