Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1199
Tanbridge House School, Guildford Road, Horsham, West Sussex, RH12 1SR

DESCRIPTION:
Removal of outdated heating boilers, pumps, pipework controls and flue. Installation of new energy efficient boilers, pumps, pipework and controls including new flue.

RELEVANT PLANNING HISTORY:
None relevant

SITE AND SURROUNDS

Tanbridge House School is a secondary school located off of Guildford Road, Horsham.

DETAILED DESCRIPTION

The application site appears to be a plant room positioned away from the main built forms of the school. The building has a mono pitched roof.

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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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 Environmental Health:
There are no EH planning concerns but please can you advise the applicant that if the new plant burns at a rate equivalent to 366.4 kW that chimney height approval may be required under the Clean Air Act 1993.

Parish Comments:
No objections

Representations:
None received

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

The proposed development is for Removal of outdated heating boilers, pumps, pipework controls and flue and installation of new energy efficient boilers, pumps, pipework and controls including new flue at Tanbridge House School, Guildford Road, Horsham, West Sussex.

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.

Policy HB3 and HB4 of the HBBNP cover the design and character of development within Horsham which is supported by the neighbourhood councils of Forest, Denne and Trafalgar. It advocates for high quality design and construction that integrates with its surroundings whilst minimising impact on natural environments. It should reflect the character and architectural forms of the area in order to protect against inappropriate design.

The proposed development is for Removal of outdated heating boilers, pumps, pipework controls and flue and installation of new energy efficient boilers, pumps, pipework and controls including new flue at Tanbridge House School, Guildford Road, Horsham, West Sussex.

The proposal sees little external work with the old flue removed for a new flue system attached externally to the south elevation rising through the eaves of the roof. The flue sits proud of the roof 1.05m. The new flue is of a smaller diameter than the previous and is judged to sit neatly on the proposal.

The proposal would incorporate a similar appearance to the existing arrangement and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing building, and which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Amenity Impacts:

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 considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, and would cause no harm to the amenities of adjoining occupants or users of the site over and above the existing arrangement.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

The proposed development for energy efficient boilers and related paraphernalia is considered to be an improvement on the previous arrangement and would therefore be compliant in this regard.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

Biodiversity Net Gain (BNG):

Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires that development must achieve at least 10% BNG on all habitats within the development site.

BNG is not considered applicable to this site (de minimis development less than 25sqm).

Conclusions:

The proposal is considered to abide by the above policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **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).

NOTE TO APPLICANT
The applicants are advised that if the new plant burns at a rate equivalent to 366.4 kW that chimney height approval may be required under the Clean Air Act 1993. This can be discussed with Environmental Health at 'ehl@horsham.gov.uk' if required.

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/24/1199
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing	24/8/1	27.08.2024
Elevation plan	Proposed	24/8/2	27.08.2024
Supporting Statement	Planning	none	27.08.2024
Plans	Proposed Flue System	CCS/C5326/01 REV B	27.08.2024
Location plan	Location Plan	NONE	29.07.2024
Site plan	Site Plan	NONE	29.07.2024

DELEGATED

Case Officer sign/initial	JBurrowes	Date:	16/10/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	30.10.2024