Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1911
95 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:
Erection of an infill extension between existing garage and summer house outbuilding, and conversion to habitable living space. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/21/0515	Installation of 2no. replacement windows and erection of a detached rear garden building (Householder Application).	Application Permitted on 13.10.2021
DC/21/0516	Installation of 2no. replacement windows, rear porch, internal alterations and erection of garden building (Listed Building Consent).	Application Permitted on 29.04.2021
DC/21/1614	Erection of an entrance porch at the rear of the property (Householder Application).	Application Refused on 15.11.2021
DC/21/1615	Erection of an entrance porch at the rear of the property (Listed Building Consent).	Application Refused on 15.11.2021
DC/25/1912	Erection of an infill extension between existing garage and summer house outbuilding, and conversion to habitable living space. (Listed Building Consent).	Pending

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Steyning Neighbourhood Plan (made):
SNDP3 – Contribution to Character

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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 to the link extension, but to the proposed installation of solar panels.'*

Archaeological Advisor: No Objection

Parish Comments:
Steyning Parish Council: 'No objection provided the accommodation remains ancillary to the main dwelling for owner/occupier use only'.

Representations:
One neighbouring representation received in support of the application.

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:

Character and Appearance

Policies 32 and 33 of the HDPF seek 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 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Policy 34 of the HDPF states that applications made within conservation areas will be required to: (2) Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements; (3) Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques; (4) Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas, and (7); Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features.

Paragraph 212 of the NPPF (2024) states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

95 High Street (also known as Tudor Cottage) is a 16th Century Grade II Listed dwelling located within the Steyning Conservation Area and BUAB. At the rear of the 95 High Street is the application site which backs onto Chalton Street where there are two existing detached modern outbuildings at the end of the garden which are not listed. A single garage (with barn ended pitched roof) faces onto an off-street driveway parking space, off Charlton Street, and a summer house is located adjacent to the rear of the garage within the garden, with approx. 1.5m separation. To the side of the property runs a footpath linking High Street and Charlton Street.

Existing materials of the garage consists of feature brickwork with some flint work, tiled pitched roof. The existing summer house is formed of matching brickwork and has flat roof with roof lantern, black timber glazed doors/window facing into the garden and to the side elevation.

Planning permission is sought for an infill extension between the detached garage and summer house formed of matching brickwork. The Barn End roof will be extended over the new infill section. Flint work and white high-level windows are proposed facing onto Charlton Street. Conversion of the internal space is to provide part time habitable use (bedroom, bathroom and living space kitchenette) for family to stay when visiting as well as providing a space accessible by a person with lower mobility.

A new gate will be installed next to the retained off street parking space. Solar panels will be added to sit within the western roof face.

HDC Conservation has been consulted and it is 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 also sought 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 a historic environment.

However, given the nature and extent of the development and works, it is considered that the harm to the conservation area from the solar panels and significance of the listed building would be 'less than substantial' and at the lower end of the scale. 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. The proposed solar panels have subsequently been excluded from the application and overall it is considered that the proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing development at the rear end of garden, and considering existing development the proposed development in this case would not significantly 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.

Archaeology

The site is with an Archaeological Notification Area DWS8580-Steyning Historic Core and associated Early Medieval and Medieval Occupation. The proposal is to infill between two structures constructed within the last 20 years. The area of the proposed infill is very small and will have been disturbed by the construction of the existing structures and there are no archaeological concerns in this case.

Impact on Neighbouring 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 considered that the siting and layout of the proposed extension and gate and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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

4 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 95 High Street, Steyning (as identified on the approved plans) and shall not be occupied as a self-contained unit of accommodation or for any commercial purpose(s).

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The dwelling(s) hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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/25/1911

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	21.11.2025
Supporting Statement	Design	A 527-1_1	13.01.2026
Supporting Statement	Heritage	A 527-2	21.11.2025
Floor plan	Existing Ground	A 527-3	21.11.2025
Floor plan	Proposed Ground	A 527-4	21.11.2025
Roof plan	Existing	A 527-5	21.11.2025
Roof plan	Proposed	A 527-6_1	13.01.2026
Elevation plan	Existing	A 527-7	21.11.2025
Elevation plan	Proposed	A 527-8_1	13.01.2026
Plans	3D Visual	A 527-9_1	13.01.2026
Block plan		A 527-10	21.11.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	14.01.2026
Authorising Officer sign/initial	RHERMITAGE	Date:	16.01.2025