Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0297
Bailey House, Barttelot Road, Horsham, West Sussex, RH12 1DQ

DESCRIPTION:
Approval of details reserved by condition 2 to approved application DC/20/0569

RELEVANT PLANNING HISTORY:

DC/20/0569	Prior approval for the change of use of offices (class B1(a)) to 15 apartments (class C3).	Prior Approval Required and PERMITTED on 05.05.2020
DISC/21/0078	Approval of details reserved by condition 1 to approved application DC/20/0569 (Parts a-c only)	Application Permitted on 11.05.2021

PLANNING ASSESSMENT
Prior approval for the change of use of offices (class B1(a)) to 15 apartments (class C3) was confirmed on 5th May 2020 under reference DC/20/0569.

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Pre-occupation Condition: Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Under the original Prior Notification submission, a parking plan was submitted on drawing 28313-Bld-PC-rev A, showing the provision of cycle parking within an area on the southern side of the building, but with no further details. The change of use was confirmed for 15 flats.

The submitted details refer to the use of a galvanised steel, framed, curved shelter, which provides for integrated stands. The shelter was not lockable and only provides for one fixing point per cycle.

Further to the submitted details, additional details have been provided on the cycle store (30585-Site-Site 3_rev D) and show this located now in the site's north-eastern corner, where it is removed from views of the public highway. The covering e-mail also clarifies that the rear parking court is gated and accessible only by residents of the development.

Therefore, officers note that the cycle store provides for the required ratio of 0.5space per flat (min 7 cycle spaces). The fact that the entire site is secured by way of a gated access addresses the expectation for residential developments that the cycle parking is 'secure'. In terms of appearance, the galvanised and steel nature of the cycle shelter is very utilitarian and industrial.

Officers acknowledge the site's location at the southern edge of the Park Terrace Gardens Conservation Area, and the proximity to the northern group of locally listed building 'Peel House'. Although Bailey House lies within the Conservation Area, the Appraisal and Management Plan (2023) notes that this building introduces some inconsistency into the street-scene, having been built originally after WW2.

Having taken the heritage sensitivities into account, along with the siting of the cycle store within a discreet location in the north-east corner of the car park, officers are satisfied that in this instance, the submitted details would not affect the setting of the Conservation Area.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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: DISC/24/0297
(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
Photos	of Shelter x 3		29.11.2024
Details plan	External Site - Bike Store Detail	30585-Site-Site 3 D	03.12.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 10.12.2024

Authorising Officer sign/initial Adrian Smith Date: 10/12/2024