Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0708
75 Crawley Road, Horsham, West Sussex, RH12 4DS

DESCRIPTION:

Variation of condition 1 of previously approved application reference DC/23/0344 (Change of use from Class E (a) on ground floor and residential flat above, to 1no residential dwelling including alterations to roof) to amend the design and layout of the approved scheme.

RELEVANT PLANNING HISTORY:

DC/23/0344	Change of use from Class E (a) on ground floor and residential flat above, to 1no residential dwelling including alterations to roof	Application Permitted on 04.12.2023
DC/25/0690	Non Material Amendment to previously approved application DC/23/0344 (Change of use from Class E (a) on ground floor and residential flat above, to 1no residential dwelling including alterations to roof) for replacement of the Juliet Balcony to the rear with a window, revised design of the windows to the rear elevation, removal of external staircase to the rear and a revised internal layout.	Application Permitted on 01.07.2025

SITE AND SURROUNDS

The application relates to an existing semi-detached two-storey building sited on the northern side of Crawley Road. The property comprises a barber's shop (Class E) to the ground floor and a one-bedroom flat to the first floor. The building is composed of a painted brick facing to the front elevation, hosting a gable-ended pitched roof finished in clay tiles, and hosts a side extension to the eastern elevation (no. 75a) and a two-storey outrigger to the rear. The site is located within the built-up area boundary in an area predominantly formed of residential uses, in addition to a mix of commercial uses.

DETAILED DESCRIPTION

Planning permission is sought for a change of use of the ground floor Class E unit and the amalgamation of the first floor flat to create a three-bedroom dwelling, in addition to the erection of a flat roof dormers to the rear roof slope, rooflights to the front roof slope, and associated fenestration alterations.

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 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development

Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 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

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
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 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 40: Improving Housing Standards in the District

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

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:

Natural England: No Objection

Concur with the conclusion of the Local Planning Authority's HRA Appropriate Assessment, subject to the delivery, management, and maintenance of measures identified in the Water Neutrality Statement to achieve water neutrality.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

North Horsham 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:

The principle of development was accepted under the last application under DC/23/0344. Whilst it is recognised that there would be a loss of commercial space, this was accepted given that the facilities would need extensive refurbishment that would be prohibitive due to cost. Furthermore, the application site is within the built up area boundary such that the additional residential unit would be acceptable in terms of policies 2 and 3 of the HDPF.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The current application would differ from the previous design in that it would have one bay window and more modern appearing fenestration. The rear alterations would involve the removal of a Juliet balcony and replacement with a window. At first floor level one of the windows serving bedroom 2 would be removed and at ground floor rear door would be removed for a three panel sliding door and removal of side access to the rear given the extension of the ground floor footprint which would serve the proposed development as a dining room.

Given the modest scale of the proposed alterations, it would not be considered that the development would result in a worse design and appearance than previously proposed and there are no objections on this basis.

Residential Amenity:

Policy 33(2) 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.

The alterations to the proposal are modest, and would not result in a harmful proposal through overlooking, loss of light or obtrusive appearance to the neighbouring properties.

The proposed changes to the design would not be considered to result in a scale of increase that would give rise to an unacceptable impact in this regard and would overall be in accordance to policy 33(2) of the HDPF.

Highways Impacts:

Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.

No changes to the design have occurred that would reasonably result in an alternative conclusion since the previous application, with the site being accessed via dropped kerb and would provide one parking space. No alterations have occurred that would lead to a material intensification of use of the site in terms of vehicular movement.

The application is therefore considered to accord with Policies 40 and 41 of the HDPF.

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.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction. The proposed mitigations currently proposed were considered acceptable during the application process as considered by Natural England application under DC/23/0344. Natural England had no objection to the proposal subject to the inclusion of a condition to ensure the mitigation measures outlined within the Water Neutrality Statement.

The water neutrality strategy has not been altered since the previous approval, with the site circumstances and proposed water usage remaining the same. Nevertheless, a BREEAM calculator has been submitted in accordance with the Council's guidance. The commercial premises would have used 7.37litres per day per person with an occupation of 4 members of staff, totalling 29.48l/d. The flat on the first floor used 166.8l/d, established through the submission of a part G calculator (126.37litres per person per day) and an average occupancy of 1.32. In combination the existing application site would use 196.29l/d.

The proposed three-bedroom dwelling would comprise an average occupancy of 2.47. The applicant has demonstrated, through the use of onsite mitigations and rainwater harvesting, that the overall water demand can be reduced to 173.27l/d. The proposed usage would be lower than the existing water usage such that the proposed development would be water neutral subject to the inclusion of a condition to ensure the incorporation of the proposed mitigation measures.

Cumulative Development:

Officers note that the applicant has submitted another application on the adjoining site (no 75a) as a section 73 has been submitted in respect of this neighbouring property. Both Section 73 applications would be considered to increase the floor area of each respective change of use by a modest amount. As per the previous root permissions, it is incumbent on the Local Planning Authority to assess the cumulative impact of the developments. The increase in built form would be so modest as to not warrant an alternative conclusion than that drawn within the previous officer's report, with the overall scale and massing and relationship with surrounding development being acceptable in respect of its impact on the setting and character of the site and surrounding area.

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 application would be exempt from Biodiversity Net gain.

Conclusions:

The site is located within the built-up area boundary of Horsham. Therefore, the principle of establishing residential development in this location is supported. In addition, the applicant has demonstrated that the existing commercial unit is no longer viable. The proposals would not appear out of keeping with the surrounding area and the prevailing character of the street scene. The proposals would be acceptable in terms of the impact on neighbouring amenity and highways matters, in accordance with Policy 25, 32 and 33 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	129.3	39.58	89.72
All Other Development	0	47.56	0
		Total Gain	
		Total Demolition	

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted must be commenced by the 04/12/2026

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Falcon Energy Limited received 07.11.2023) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral 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),Paragraphs 193 and 194 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).

4 **Pre-Occupation Condition**: No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral 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), Paragraphs 193 and 194 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).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the electric vehicle charging has been made for that dwelling in accordance with drawings hereby approved. These facilities shall thereafter be retained for use at all times.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with the drawings hereby approved. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with drawings hereby approved. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with drawings hereby approved. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

11 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of the adjoining neighbours 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/25/0708
(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
Site plan	Proposed Site Plan	3500 REV P1	29.04.2025
Floor plan	Proposed GA Plans	3601 REV P1	29.04.2025
Floor plan	Proposed GA Plans	3602 REV P1	29.04.2025
Elevation plan	Proposed GA Elevations	3700 REV P1	29.04.2025
Location plan	Location Plan	KP4	16.03.2023
Supporting Docs	Water Neutrality Statement by Falcon Energy	NONE	28.02.2023

DELEGATED

Case Officer sign/initial Hannah Darley Date: 04/07/2025

Authorising Officer sign/initial Tamara Dale Date: 08/07/2025