Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1313
19C West Street, Storrington, West Sussex, RH20 4DZ

DESCRIPTION:
Change of Use from a nail and beauty salon (Sui Generis) to Class E Use.

RELEVANT PLANNING HISTORY:

DC/17/0598	Erection of 1x fascia sign to replace existing (Advertising Consent)	Application 04.05.2017	Permitted on
DC/16/2377	Retrospective application for a change of use to nail and beauty salon	Application 30.12.2016	Permitted on

DESCRIPTION OF THE SITE

The application concerns a ground-floor mid-terrace commercial unit on the southern side of West Street, within Storrington village centre and the Storrington Conservation Area. The submitted heritage statement identifies the site within the defined centre and primary retail frontage, at the western end of the Church Street historic core. The premises are approximately 56 sqm gross internal area. The street contains a mixture of ground-floor commercial uses and residential accommodation, including upper-floor residential uses. The building is not listed; Grade II listed Nos 14, 16 and 18 West Street stand opposite and their setting requires consideration.

DESCRIPTION OF THE APPLICATION

Full planning permission is sought to change the authorised sui generis nail and beauty salon to Use Class E, with the stated intention of bringing the vacant premises back into commercial retail use. The applicant describes no material external alteration.

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 13 - Town Centre Uses
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Neighbourhood Plan:
Storrington Sullington and Washington Neighbourhood Plan has been Made.
Policy 6 - Development in Storrington Village Centre
Policy 14 - Design

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 4: Horsham Town
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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

Planning Advice Notes:
Shaping Development in Horsham
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 Conservation: No Objection - The proposal relates solely to a change of use to commercial retail at 19C within the Storrington Conservation Area. As the property forms part of an active street frontage, a retail use that maintains engagement with the street and contributes to the vitality and vibrancy of the area is considered acceptable. The proposal would therefore preserve the character and appearance of the Conservation Area and is supported in heritage terms.

PUBLIC CONSULTATIONS:
Representations:
None Received

Parish Comments:
Storrington and Sullington Parish Council: Support

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 site is located within the town centre, primary retail frontage, and main shopping area of Storrington. Policies 12 and 13 of the HDPF seek to maintain and strengthen established centres and appropriate town-centre uses. Policy 6 of the made Storrington, Sullington and Washington Neighbourhood Plan addresses development in Storrington Village Centre. Policy TC2 of the NPPF addresses development in town centres and the benefits of maintaining their vitality and access to local services.

The proposal would reoccupy a vacant established commercial unit within the defined centre and primary retail frontage. Unlike the 2016 permission for a sui generis salon, the present proposal would enable occupation within Use Class E. The applicant intends retail use, which would maintain an active frontage and support linked trips. Although Class E is broader than retail, the proposed use is considered appropriate to this mixed-use centre, and would accord with the policy provisions of policies 12 and 13 of the HDPF. The proposal is therefore acceptable in principle.

Design, Appearance and Heritage:

Policies 32, 33 and 34 of the HDPF, together with neighbourhood-plan Policy 14, seek high-quality development and protection of local character and heritage significance. Heritage policies HE4–HE6 of the NPPF are material. Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to the setting of listed buildings and special attention to preserving or enhancing conservation area character or appearance, respectively.

The submitted information indicates no material external changes, and the existing shopfront and street scene would remain. The site lies within the Storrington Conservation Area, opposite Grade II listed Nos 14–18 West Street. In the absence of physical changes or a materially different street-level impact, the proposal would preserve the character and appearance of the Conservation Area and would not harm the setting of the listed buildings. The Conservation Officer raises no objection. Any subsequent signage or shopfront alterations would require separate consideration where consent is necessary.

Residential Amenity:

Policy 33 of the HDPF requires development to respect the amenities of neighbouring occupiers.

Residential accommodation is present in the surrounding mixed-use village centre. The premises are an existing modest commercial unit and the application does not propose additional floorspace, extraction equipment, external plant or lighting. On the available evidence, the change to Class E would not give rise to unacceptable noise, disturbance, overlooking, loss of light or pollution over and above the existing sui generis use. The potential range of Class E activities has been considered, and any future external equipment or materially different works would remain subject to applicable controls. In order to ensure that the Class E use does not amount to amenity harm, a condition is attached to exclude uses falling within Class E(d) (day creche / nursery) and Class E(g)(iii) (industrial processes)- all other uses within this area would be considered acceptable from an amenity point of view. The proposal is acceptable in residential amenity terms.

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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed change of use from a sui generis nail and beauty salon to Use Class E is considered acceptable in principle, having regard to the site's location within the defined Storrington Village Centre and its established commercial use. The proposal would facilitate the reoccupation of a vacant commercial unit, contributing positively to the vitality and viability of the village centre, in accordance with Policy 13 of the HDPF, Policy 6 of the Storrington, Sullington and Washington Neighbourhood Plan and the objectives of the NPPF.

The proposal would not involve any material external alterations and would therefore preserve the character and appearance of the Storrington Conservation Area and the setting of nearby listed buildings. Furthermore, given the established commercial nature of the premises, the proposed use would not result in any significant adverse impacts upon neighbouring residential amenity or highway safety.

Overall, the proposal is considered to represent an appropriate and sustainable use of the premises, consistent with the objectives of the development plan and national planning policy. The application is therefore recommended for approval, subject to appropriate conditions.

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:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the Town and Country Planning (Use Classes) Order 1987 (as amended), the premises hereby permitted shall be used only for purposes falling within Use Class E(a), (b), (c), (e), (g)(i and ii) only of the Town and Country Planning Order 1987 (as amended), and for no other purposes whatsoever, without the prior grant of express planning permission from the Local Planning Authority.

Reason: To ensure that the premises remain in an appropriate commercial use, safeguarding the vitality and viability of Storrington's commercial centre, and the character and amenity of the surrounding area, 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/26/1313
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		23006 - 101 REV A	13.08.2026
Floor plan	Existing and Proposed Ground	23006 - 102 REV B	13.08.2026
Elevation plan	Existing and Proposed	23006 - 103 REV A	13.08.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 12.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.11.2026