Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0682
2 Carfax, Horsham, West Sussex, RH12 1DN

DESCRIPTION:

Installation of replacement ATM and surround.

RELEVANT PLANNING HISTORY:

DC/14/1833	Installation of 5 no condensers to the rear elevation at the ground floor level	Application Permitted on 11.02.2015
DC/14/1647	Erection of 2 no non-illuminated fascia sign and 2 no non-illuminated projecting sign to front and side	Application Permitted on 01.10.2014

DESCRIPTION OF THE SITE

The application site relates to the Barclays Bank Carfax branch which is situated within Horsham Town Centre and falls within the Horsham Conservation Area. Permission is sought for the installation of replacement ATM and surround.

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham Blueprint Neighbourhood Plan 2019-2036:
HB6: Retaining and enhancing the vitality and viability of Horsham Town Centre

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old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d).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 4: Horsham Town
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 36: Town Centre Uses

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:

HDC Conservation: No Objection

2 Carfax is situated within the Horsham Town Conservation Area and is recognised as a locally listed building. The property has a prominent appearance in a corner location enhancing the historic and architectural character of the conservation area. The current application is similar in design and form to the existing. It would be considered that the proposal would not result in additional harm to the special interest of the conservation area or the locally listed building, no objection would therefore be raised.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

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

Design 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 HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of local context and reflect the character and vernacular of the area, using architectural variety in form and materials, in order to avoid building design that is inappropriate to the Plan area.

Policy HB4 continues that development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents, and minimises the impact on the natural environment.

The application site relates to the Barclays Bank Carfax branch which is situated within Horsham Town Centre and falls within the Horsham Conservation Area.

The proposed ATM would replace an existing ATM on the same elevation and to the same position. The ATM and surround would sit comfortably within the elevation and is considered to be appropriate for the character of the building. The replacement ATM and surround is considered to maintain the character and visual appearance of the host building and would sit comfortably within the character and visual amenity of the wider locality.

For these reasons, the proposal is considered to accord with the above policies.

Heritage Impacts:

Policy 34 of the HDPF recognises that heritage assets are irreplaceable resources, and as such the Council will sustain and enhance the historic environment through positive management of development affecting heritage assets. Development will be required to reinforce the special character of the District's environment through appropriate siting, scale, form and design, including the use of traditional materials and techniques; 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 preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, features, fabric, and materials.

Following consultation with the HDC Conservation Officer, no objection to the application has been raised. It is therefore considered that the proposal would not result in additional harm to the special interest of the conservation area or the locally listed building.

Water Neutrality:

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

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

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

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

Conclusions:

The proposed replacement ATM and surround are considered to be of coherent design and provide a suitable relationship with the surrounding building and overall visual amenity. The proposal is compliant with the policies within the HDPF.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the proposed plans and application form.

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 Applicant is advised that this approval relates solely to the replacement ATM and surround as outlined within the description of development. The planning permission does not make a determination

on the alteration/replacement to the 'Barclays' nameplate. Such alteration/replacement may require the benefit of Advertisement Consent.

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/25/0682

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Front Elevation as Existing	TBC_321	24.04.2025
Elevation plan	Front Elevation as Proposed	TBC_331	24.04.2025
Location plan		NONE	24.04.2025
Block plan	Block Plan	NONE	29.05.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 17/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 25.07.2025