Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0057
5 High Street, Storrington, West Sussex, RH20 4DS

DESCRIPTION:

Installation of exterior commercial fridge, and erection of a timber framed store room and open side timber structure with roof to provide a covered walk way. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/23/2285	Installation of extraction unit and chimney/flue system (Retrospective).	Application Refused on 20.09.2024
DC/22/0678	Alterations to 3no existing windows and front door to southern facade.	Application Permitted on 07.06.2022

DESCRIPTION OF THE SITE

The application site is located on the northern side of the High Street. The main property is a single storey cream building fronting the High Street. It is believed that the building was originally constructed in the 19th century with a revised façade added in the 20th century. While the main property is not a listed building it consists of neo-classical architectural features including pointed pediments, a cornice, balustrades, rustication and rendered surfaces. The rear of the property includes a 20th century extension which was used while the building was a bank.

The western boundary is shared with a semi-detached structure at No. 3, which consists of ground-floor retail use and two stories of residential accommodation. The east elevation adjoins No. 7 which comprises of a ground-floor food business with residential accommodation on the two upper floors. The northern boundary backs onto residential properties, while the southern boundary abuts the High Street. The site falls within Storrington Conservation Area and is located within Storrington and Sullington built up area. The property is not a listed building, but it is a Locally Listed Building and considered to be a non-designated heritage asset.

DESCRIPTION OF THE APPLICATION

The proposal seeks retrospective planning permission for the installation of exterior commercial fridge located at the rear of the property. The erection of lightweight timber framed storeroom modular structure also positioned at the rear of the building. An open side timber structure with roof to provide a covered walkway at the rear of the property.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
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 2018 – 2031
Policy 14 – Design

Parish Design Statement:
Storrington and Sullington Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 9: Water Neutrality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 19: Development Quality
Strategic 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: No Objection

HDC Environmental Health: No Objection

PUBLIC CONSULTATIONS:

Representations:

2 no. letters of Objection have been received objecting to the application on the following grounds:
- Design
- Privacy Light
- Noise
- Concerns rain will run off the structure and cause issues around the ground of ours and others property,
- Having food outside will attract rodents and foxes,
- People constantly going out and opening and closing fridges will be noisy both during the day and late at night after closing.

1 no. letter for Support has been received supporting the application on the following grounds:
- The village needs this restaurant

Parish Comments:

Storrington and Sullington Parish Council raised no objection - subject to noise mitigation and pest control.

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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs obtained during a site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development:

Policy 9 of the Horsham District Planning Framework (2015) aims to maintain that the expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.

The proposed structures would support the functionality of the new restaurant business within the village which would enhance the existing employment site. In turn, the proposal would increase the commercial vitality of Storrington's High Street therefore, the principle of the development is considered acceptable subject to all other material considerations.

Design and Appearance:

Policy 32 and 33 of the HDPF seeks 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.

Additionally, Policy 34 of the Horsham Development Framework aims to 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.

Policy 14 of the Storrington, Sullington and Washington Neighbourhood Plan states that, among other things, the layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

It is acknowledged that the covered service area would be partially visible from certain public areas. However, the business is adding to the vibrancy of the High Street. Following consultation with the Council's Conservation Officer it is viewed that the structures in the rear yard would not be such a conspicuous feature that the harm to the conservation area and the setting of the neighbouring listed buildings would outweigh the public benefits provided by the business and the successful re-use of the old bank. In this instance, the Council's Conservation Officer raised no objection subject to the inclusion of a condition requiring removal of the structures should they no longer be required. It is not however considered that this is reasonable or necessary. It is therefore considered on balance that the visual impact of the proposal is acceptable and accords with the above policies.

Residential 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.

The application site is situated within primarily commercial centre of Storrington along the High Street, although domestic properties are located immediately adjacent to the proposed storage facilities in Brewers Yard.

During the course of this application additional information was submitted to address the concerns raised by the Council's Environmental Health Officer in respect of the lack of information available to assess the potential noise disturbance. It is judged that the additional documents provide basic product information which doesn't contain any noise or sound level performance data. Therefore, conditions have been imposed requesting that a BS 4142:2014+A1:2019 noise assessment is undertaken by a qualified consultant to evaluate the installations potential for noise disturbance during its operation, the restriction on background sound level measurements and the submission of an acceptable service and maintenance scheme for approval. It is viewed that the potential impact on residential amenity would be limited subject to adherence with the abovementioned conditions.

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 premises 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 180 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 application is retrospective made under Section 73(A) of the Town and Country Planning Act.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: Within 3 months of the date of the permission hereby approved, a Noise Assessment shall be submitted to the Local Planning Authority for its approval in writing. which demonstrates that plant noise levels for the operation of the refrigeration unit and compressors will not exceed background levels as measured at a position on the boundary of the application site closest to neighbouring domestic properties. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise and detail any mitigation measures required to achieve background sound level.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: Within 1 month of the Noise Assessment required by condition 2 being approved in writing by the Local Planning Authority, a Post Installation Noise Assessment shall be submitted to the Local Planning Authority for its approval in writing. This shall identify the mitigation measures undertaken to achieve background sound levels, including any additional mitigation measures necessary and a timetable for implementation. These measures shall be permanently retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised that the refrigerator unit and compressors shall be maintained in strict accordance with manufacturer specification for the lifetime of the development.

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/25/0057
(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
Location & Block plan	Existing Location Plan and Proposed Block Plan	1.01	14.01.2025
Elevation & Floor plan	Proposed Elevations and Plan	2.03	14.01.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 11.03.2025

Authorising Officer sign/initial Tamara Dale Date: 11.03.2025