



TO: Planning Committee

BY: Head of Development and Building Control

DATE: 02 August 2022

DEVELOPMENT: Replacement of 2no existing sets of double entrance doors with a single set of double entrance doors and alterations and repairs to shopfront facade (Full Application).

SITE: C and H Fabrics Ltd 7 West Street Horsham West Sussex RH12 1PB

WARD: Denne

APPLICATION: DC/22/0897

APPLICANT: **Name:** Mr Brendan Kelly **Address:** Unit F Davis Road Industrial Park Chessington KT9 1TQ

REASON FOR INCLUSION ON THE AGENDA: The property is owned by Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 This application seeks full planning permission to replace 2no existing sets of double entrance doors with a single set of double entrance doors and windows, with alterations and repairs to the shopfront façade.
- 1.3 The proposed replacement entrance doors will be made from timber with glazed infills either side, with a timber stall riser. The existing timber shopfront is to be retained, stripped back, burnished and any worn sections to panels, edges and trims, cut out with new timber spliced in as required, finished in Valspar exterior eggshell 'harlequin green'.
- 1.4 The new section of shopfront would retain the existing timber appearance modified to fit the new single set of double entrance doors. The existing dentil cornice is to be stripped back, burnished and any damage sections to be cut out with new timber spliced in as required, ready to be decorated as fascia. The introduction of a new cornice with dentils above the fascia is proposed to add additional character. The whole shopfront is then to be repainted in a soft green colour with new polished gold signage lettering.
- 1.5 Improvements to access for wheelchairs are proposed with a level access means of entrance/escape through the main entrance on the ground floor and at the rear of the building.

- 1.6 It is noted that the proposed plans also show replacement signage to the front of the premises. The sign(s) is the subject of a separate advertisement application under planning reference DC/22/0908 and have therefore not been considered as part of this full planning application.

DESCRIPTION OF THE SITE

- 1.6 The application site relates to an existing commercial premises located on the southern side of the pedestrianised West Street, which is classified as a Primary Retail Frontage Area within the town centre and built up area of Horsham. The application site is also located within the designated Horsham Conservation Area.
- 1.7 The application site is a red brick gabled Flemish-style 3-storey building with shop front at ground floor and red brick elevations at first floor interspersed by bay windows. It is noted that all of West Street consists of a mixture of different shop front design and colours.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

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

RELEVANT NEIGHBOURHOOD PLAN

2.5 **Horsham Blueprint Business Neighbourhood Plan**

The Examiner's Report was published on 18 February 2021 where it has been concluded that subject to modifications, the Plan meets the basic conditions and can proceed to referendum. The Neighbourhood Plan is now considered of great weight.

Policy HB3 – Character of Development

Policy HB4 – Design of Development

Policy HB5 – Energy Efficiency and Design

Policy HB6 – Retaining and Enhancing the Vitality and Viability of Horsham Town Centre

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/0898 Installation of 1x externally illuminated fascia sign and 1x externally illuminated hanging sign (Advertisement Consent). Pending

DC/11/1349 Rear extension to retail unit to accommodate new staircase
Application Permitted 02.09.2011

DC/10/2018	Main fascia shop sign	Application Permitted 25.11.2010
DC/05/2097	1 Fascia Sign and 1 projecting sign	Application Permitted 26.10.2005
HU/48/99	Illumination of existing projecting sign	Application Permitted 26.03.1999
HU/254/95	Illuminated fascia sign box	Application Permitted 06.12.1995

3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** 7 West Street is within the Horsham Conservation Area, and has a shop front at ground floor with red brick elevations at first floor interspersed by bay windows. The proposed works would replace the existing dual entrance doors with a single double doorway. It is understood that the lighting proposed replaces the existing, with no additional illumination. It is considered that the proposed shopfront would not harm the special historic and architectural character of the conservation area, and therefore no objection would be raised.

OUTSIDE AGENCIES

- 3.3 **Natural England (Standing Advice):** Objection

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS

- 3.4 **Horsham Denne Neighbourhood Council:** No Objection
- 3.5 **Horsham Society:** Like many properties in West Street, no. 7 has a façade of great interest, which should be maintained in good order, unlike many which are in disrepair. Trust that the repairs and maintenance to the front elevation includes the first floor level. Subject to this, Horsham Society would support the application.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Character and Appearance

- 6.1 Policy 14 of the Horsham District Planning Framework (HDPF) is the main policy against which proposals for shop fronts and advertisements are assessed. This states that shop fronts and advertisements respect the character of the building or location of which they form a part, include the use of appropriate materials, colours and illumination.
- 6.2 Policies 32 and 33 requires that new development is of a high standard and layout, having regard to its built surroundings in terms of scale, height, massing, siting, orientation, views, character and the space between buildings.
- 6.3 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 the local context and reflect the character and vernacular of the area. Policy HB4 continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings.
- 6.4 The application site lies within the Primary Retail Frontage Area of West Street which consists of a mixture of commercial premises. As well as the varying uses, the surrounding area consists of a mixture of shop fronts which are varied in terms of styles and colouring.
- 6.5 The proposed shop front design would maintain a timber construction, with a refined design that would replace the double entrance doors with a single door and windows. The proposed design and character of the shop front is considered appropriate, with a muted colour scheme that would appropriately reflect the character and visual amenity of the surrounding retail frontages. The arrangement of the shop front would maintain an active frontage that would contribute to the character and quality of the public realm.
- 6.6 The proposed external alterations are considered to be modest in nature, utilising appropriate materials and colouring that would reflect the character and visual amenity of the immediate vicinity. The proposal is therefore considered to accord with the Horsham District Planning Framework, in particular, Policies 14, 32, 33 and 34.

Impact on Conservation Area

- 6.7 The Design and Conservation Officer was consulted on the proposed development, and it is considered that the proposed shopfront would not harm or have a detrimental impact to the special historic and architectural character of the Horsham Conservation Area.

Impact on Neighbouring Amenity

- 6.8 Policy 33 of the Horsham District Planning Framework seeks to avoid unacceptable harm to the amenity of occupiers/users of nearby property.
- 6.9 The proposal relates solely to the shop frontage. The proposal would retain the arrangement of the openings and would reflect similar frontages within the Town Centre. It is not therefore considered that the proposal would result in harm to the amenities of neighbouring properties and users of land.

Water Neutrality

- 6.10 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site 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.

Conclusion

- 6.11 The proposed shop front is considered to be of a design and appearance that would be sympathetic to the character of the surrounding townscape and the wider Conservation Area and would not cause harm to the amenities of neighbouring properties. Therefore, in conclusion, this proposal is found to be in accordance with the relevant policies of the HDPF, in particular, Policies 14, 31, 32 and 33.

7. RECOMMENDATIONS

- 7.1 To approve the application subject to the following conditions.

Conditions:

- 1 **Approved Plans**
- 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 and finishes to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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 permission hereby granted relates solely to the replacement doors and works to the shopfront as outlined within the description. This does not relate to the signage which requires separated Advertisement Consent.