Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1805
Beechmore, Castlegate, West Chiltington, West Sussex, RH20 2NJ

DESCRIPTION:
Erection of a single storey rear extension, new roof with accommodation over part of the building with a new front door / entrance.

RELEVANT PLANNING HISTORY:

WC/72/98	Single-storey rear extension and new tiled roof over existing flat roof Site: Loen Castlegate West Chiltington	Application Permitted on 19.10.1998
WC/27/87	Garage extension with games room above. (From old Planning History)	Application Permitted on 21.05.1987
PL/87/77	Double garage. convert existing garage into playroom. (From old Planning History)	Application Permitted on 03.03.1978
PL/56/77	First floor extension to form new bedrooms, and bathroom. (From old Planning History)	Application Permitted on 20.10.1977
PL/44/74	Extension. Comment: loen . (From old Planning History)	Application Permitted on 22.06.1974

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

West Chiltington Common Parish Design Statement

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: Standing Advice:-

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.

Parish Comments:
No Objection.

Representations:
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 site is within the built-up area of West Chiltington Common and is accessed from the west side of Castlegate (private road) through a pair of timber five-bar gates. Boundary treatment to the front of properties along this part of Castlegate consists of mature high hedging vegetation restricting public views. The host dwelling is located within a spacious plot and is a detached bungalow with existing first floor accommodation over an attached large triple garage element. The dwelling is composed of stone and brick walls, with tiled pitched roofing with varied ridge heights and elements of felt flat roofing partly to the rear (west) and partly over the garage (north). PVC fenestration.

To the front of the dwelling (east) is a wide driveway parking area. Mature boundary vegetation and hedging provides screening around the site from neighbouring properties.

Planning permission is sought to demolish an existing rear conservatory and erect a new ground floor rear kitchen extension, to replace the pitched roofing on the main part of the dwelling at a higher ridge

height to form new accommodation at first-floor level with a balcony terrace (patio doors) inset to the roof at the southern elevation, with associated alterations to fenestration.

Character 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.

The proposal would add additional bulk and mass to the existing detached bungalow. This would though be achieved through the creation of a hipped roof, with the first-floor accommodation within the roof space, with this form and the related height considered appropriate and sympathetic to the host building and the pattern of development in the surrounding area. It is considered that taken as a whole, the proposal would be well contained within the application site and in relation to the host building, with a design, form and scale which would not harm the character or appearance of the wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Impact on Neighbouring 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.

It is considered that the siting and layout of the proposal, including the siting of new first-floor openings, and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

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

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 and finishes of the development hereby permitted shall strictly accord with the submitted plans and application form.

Reason: In the interests of visual amenity and 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/24/1805

(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
Elevation & Floor plan	Existing	CM/56598/P	21.11.2024
Floor plan	Proposed ground	1440.100.01 REV D	21.11.2024
Site plan	Proposed	1440.100.06	21.11.2024
Elevation plan	Proposed	1440.100.03 REV B	21.11.2024
Elevation plan	Proposed	1440.100.04 REV B	21.11.2024
Floor plan	Proposed first	1440.100.02 REV B	21.11.2024
Location plan		1440.100.07 REV A	28.11.2024
Section plan	Proposed	1440.100.05 REV A	21.11.2024
Supporting Docs	Application Form	NONE	21.11.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.01.2025

Authorising Officer sign/initial Guy Everest Date: 23.01.2025