DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0545
1 Castle Rise, West Chiltington, West Sussex, RH20 2GT

DESCRIPTION:
Erection of a single storey extension to existing garage and conversion of half of existing garage to provide additional living space with gym above, together with new link to main dwelling.

RELEVANT PLANNING HISTORY:

DC/18/0668	Conversion of existing car port into enclosed garage	Application Permitted on 07.06.2018

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

West Chiltington Neighbourhood Plan:
West Chiltington Parish Council has developed the West Chiltington Neighbourhood Development Plan (WCNDP), which outlines the parish's future vision and local planning policies. Following Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the draft plan and supporting documents were open for public consultation from 18 October to 6 December 2024.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
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 Officer: No Objection - the proposal will not harm the character of the conservation area.

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:
3 representations have been received (from 1 address) objecting to the proposal for the following reasons: -

- Loss of privacy

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:

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.

Policy 34 of the HDPF states that development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

The proposed development entails a modest extension and partial conversion of the existing garage, the addition of a first-floor gym, and the introduction of a glazed link to the main dwelling. The site lies within the West Chiltington Conservation Area and is within the setting of the Grade II Listed 4 Castle Rise.

The proposed link is lightweight and glazed, offering a subtle and non-intrusive transition between the main dwelling and the garage. The conversion and link would be clearly subservient in form and

function and would be considered to preserve the setting of the nearby listed building. The proposed materials would complement the existing and ensure a coherent appearance to the resulting building, the resulting structure would not compete with the main house or appear incongruous within its context.

As such, the visual impact of the proposal is considered acceptable, and would preserve the character and appearance of the West Chiltington Conservation Area and the setting of nearby listed buildings, in accordance with the above policies.

Impact on Neighbouring Amenity

Policy 33 of the HDPF requires that development does not cause unacceptable harm to the amenity of nearby residents or users of land. In this case, the siting, scale, and design of the proposed extension, conversion, and link have been assessed in the context of neighbouring properties.

The garage and proposed extension sit lower than the main dwelling and surrounding homes. As a result, the built form would not appear overbearing or result in any significant loss of light or outlook for neighbours.

One representation was received raising concerns regarding the potential for overlooking from the first-floor gabled window opening within the extended and converted garage. While this element of the proposal would introduce window openings within the roofspace where none are currently present, it is considered that the resulting relationship with neighbouring properties and land would not be unusual or unexpected in a location such as this. The window would primarily front the application site, with the changes in ground level and existing boundary treatment considered sufficient to ensure no direct or intrusive views would be created by the proposal.

On this basis, the proposal is not considered to result in any unacceptable impact on residential amenity, and therefore accords with the requirements of Policy 33 of the HDPF.

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

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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/25/0545
(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
Supporting Statement	Heritage	NONE	08.04.2025
Supporting Statement	Planning	NONE	31.03.2025
Elevation & Floor plan	Existing	2025.457.01	31.03.2025
Elevation plan	Existing	2025.457.02	31.03.2025
Elevation plan	Proposed	2025.457.04 REV A	31.03.2025
Floor plan	Proposed roof	2025.457.03	31.03.2025
Location plan		2025.457.05	31.03.2025
Supporting Docs	Email correspondence re: materials	NONE	04.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 09.06.2025

Authorising Officer sign/initial Guy Everest Date: 11.06.2025