



Horsham District Council

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

September Cottage

Address Line 1

New Barn Lane

Address Line 2

Address Line 3

West Sussex

Town/city

West Chiltington

Postcode

RH20 2PP

Description of site location must be completed if postcode is not known:

Easting (x)

507808

Northing (y)

117617

Description

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Potiatnyk

Company Name

Address

Address line 1

September Cottage

Address line 2

New Barn Lane

Address line 3

Town/City

West Chiltonington

County

Country

GB

Postcode

RH20 2PP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Erection of a detached oak-framed outbuilding to provide a two-bay garage, a dedicated hobby workshop, and an integrated roof-mounted solar photovoltaic array

Has the work already been started without consent?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Design & Materials The outbuilding utilizes traditional, sympathetic materials chosen to complement the existing dwelling and the West Sussex vernacular: Structure: A traditional green oak frame, featuring exposed timber posts and beams. Cladding: External walls will be finished in high-quality timber oak weatherboarding which will weather naturally over time to a silver-grey hue.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Roof Structure & Form Style: Traditional dual-pitched (apex) roof. Pitch: Optimized for microgeneration, featuring balanced north-facing and south-facing roof slopes. Eaves & Gables: Exposed oak rafter feet and oak bargeboards, maintaining the authentic architectural character of a traditional timber-framed outbuilding. Primary Covering: Integrated Solar & Natural Slate Matrix Slate Tiling (Perimeters and Borders): Natural grey slates (e.g., Spanish or Welsh slate in a dark blue/grey or charcoal finish) to match the dark tonal profile of the PV modules. The slate will be laid in a traditional overlapping pattern to form the structural borders around the perimeter of the roof slopes, including the eaves, ridge, and gable edges. Solar Photovoltaic (PV) Array: Ultra-low-profile, monocrystalline "All-Black" solar modules featuring black cells, black frames, and a black backsheet to minimize reflectivity. Integration Method: The solar array will be inset/integrated to sit completely flush with the surrounding natural grey slate. This creates a uniform, continuous, and non-protruding plane across both the north and south roof slopes, presenting a highly cohesive and visually clean appearance. Perimeter & Edge Detailing Ridge Capping: Traditional angled or half-round natural clay or slate ridge tiles in a dark charcoal or dark grey finish to seamlessly cap the apex. Flashing & Trims: All weathered edge flashings, side-check flashings, and integrated fixing rails will be finished in a powder-coated matt dark grey or black to blend invisibly with both the slate and the panel framework. Rainwater Goods Gutters & Downpipes: High-capacity deep-flow profile rainwater goods. Finish: Matt black (cast-iron style) to subtly match the timber framing and the dark roof profile, discharging efficiently to a dedicated soakaway.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Vehicle Access / Garage Openings Door Type: Twin, independent insulated aluminum roller shutter doors, serving the two 3.5-metre wide parking bays. Operation: Vertically opening electric/motorized roller mechanism, eliminating external door swing to maximize the usable driveway space. Finish & Color: High-quality, durable laminated woodgrain foil finish in an authentic Oak colour. This finish has been specifically selected to match the tonal profile of the structural green oak frame and the natural timber cladding, ensuring the doors sit sympathetically within the front elevation of the building. Profile: Low-profile, subtly textured horizontal slats to minimize visual weight and maintain a clean, high-quality domestic appearance.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

External Works and Driveway Realignment Proposed Works: To allow safe and efficient vehicular access into the two new 3.5-metre wide parking bays, a minor realignment of the existing domestic driveway layout will be undertaken. Materials & Surfacing: The realigned section of the driveway will be surfaced in a high-quality, local gravel/shingle to match the existing driveway exactly. Drainage & Sustainability: In accordance with sustainable drainage principles, the driveway will remain 100% permeable. Rainwater will naturally filter directly into the ground, ensuring zero net increase in surface water runoff from the hardstanding area. No non-porous materials (such as tarmac or standard concrete) are proposed for the driveway modification. Aesthetics: The use of traditional gravel maintains the soft, rural, and domestic character of the property's setting, avoiding a harsh or overly engineered appearance.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Tree_Location_Plan_September_Cottage

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Alex

Surname

Potiatynyk

Declaration Date

09/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Alex Potiatynyk

Date

09/06/2026