Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1897
Chewton, The Street, Slinfold, West Sussex, RH13 0RR

DESCRIPTION:
Variation of Condition 1 of previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)) relating to changes to windows.

RELEVANT PLANNING HISTORY:

DC/22/1413	Construction of new driveway and associated landscaping and alterations (Householder Application).	Application 06.10.2022	Refused on
DC/22/1414	Construction of new driveway and associated landscaping and alterations (Listed Building Consent).	Application 07.10.2022	Refused on
DC/22/1461	Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Householder Application).	Application 27.09.2022	Refused on
DC/22/1462	Demolition of existing single storey rear extension and erection of a two-storey rear and side extension with internal alterations (Listed Building Consent).	Application 27.09.2022	Refused on
DC/23/1697	Demolition of single storey rear extension and erection of a single and two storey rear extension (Householder)	Application 07.11.2023	Permitted on
DC/23/1698	Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)	Application 07.11.2023	Permitted on
DISC/24/0038	Application for Approval of Details Reserved by Condition 2 to approved application DC/23/1698 (Listed Building Consent)	Application 10.05.2024	Permitted on
DISC/24/0042	Application for Approval of Details Reserved by Condition 3 on previously approved application DC/23/1697 (Householder)	Application 15.05.2024	Permitted on
DC/24/1977	Non Material Amendment to previously approved application DC/23/1697 (Demolition of single storey rear extension and erection of a single and two storey rear extension) for internal alterations to approved layout and changes to windows.	Application 28.01.2025	Permitted on
DC/25/0012	Demolition of existing single storey rear extension and erection of a single and two storey rear extension with internal alterations (Listed Building Consent).	Application 16.05.2025	Permitted on
DC/25/0955	Removal of Condition 3 of previously approved application DC/23/1698 (Demolition of single storey rear extension and erection of a single and two storey rear extension (Listed Building application)) Relating to the rooflights.	Application 04.08.2025	Permitted on

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

Slinfold Neighbourhood Planning 2014 – 2031
Policy 1 – Conservation area

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

Parish Design Statement:
Slinfold Parish Design Statement July 2006

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:
Conservation Officer: No objection.

Parish Comments:
Slinfold Parish Council raised 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 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 site visit. These details were considered sufficient to allow the application to be properly considered and determined.

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 Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets. By reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

Planning permission was granted in 2023 for the demolition of single storey rear extension and erection of a single and two storey rear extension. There have not been any material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable.

The current application proposes to replace a few windows on the side and rear elevations that are in poor condition and in need of repair/replacement. The relevant windows would be replaced with new heritage aluminium.

The proposed amendments are considered minor and would not significantly alter the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate replacement fenestration on the approved scheme and would not harm the special interest of the listed building. The visual impact of the proposal is therefore considered acceptable and in accordance 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.

Due to the nature of the amendment proposed, involving replacement windows, it is considered that the proposal would not result in unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence ‘by March 2026’. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England’s formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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:

3 **Regulatory Condition**: The development hereby permitted shall take place in accordance with the details approved under application ref: DISC/24/0042.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/25/1897
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	28.11.2025
Elevation plan	Proposed	DE1045 / 32 REV P1	19.11.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.01.2026

Authorising Officer sign/initial RHERMITAGE Date: 23.01.2026