Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0205
Hatches Farm, Sinnocks, West Chiltington, Pulborough, West Sussex, RH20 2JX

DESCRIPTION:

Erection of a two-storey side extension, part-two and single-storey rear extension with first floor balcony, dormers and rooflights to roof of dwelling, and extension and alterations to existing garage.

RELEVANT PLANNING HISTORY:

DC/21/1870	Conversion of an existing garage/store/office and side/rear extension to create enlarged dwelling with basement. Adaption of existing car parking arrangements and construction of new oak frame garage.	Application Permitted on 29.10.2021
DC/20/0965	Retrospective application for the erection of a two storey extension to the east elevation and change of roof material.	Application Permitted on 04.01.2021

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 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

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

8-May-2025: The Parish Council offers no objection to this application and rescinds the Holding Comment it submitted on the 24th April 2025.

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 dwellinghouse, namely Hatches Farm, is set within an overall site in excess of 5 acres, the dwellinghouse itself is near the southwest corner with associated residential curtilage around the dwelling, there are other outbuildings located around the wider site formerly associated with the previous farm.

Planning permission was granted in 2021 for extension of the dwelling from 3 to 5 bedrooms (with an increase in GIA from 116 to 360 sq. metres) and adaption of the existing office/garage and the construction of a linking extension to the existing dwelling to form a single larger dwelling, and also the construction of a 3 bay oak frame garage to replace the existing semi agricultural buildings and associated landscaping. The dwelling to maintain traditional construction, walls of ornate facing brickwork, natural slate roof, oak window frames, solid timber doors.

This application seeks permission to amend the previously approved extended dwelling permitted under ref DC/21/1870, and would be a reduced increase in GIA from 116 to 277 sq. metres, and is to consist of a two storey side extension to the west elevation, a part two and single storey rear extension on the north elevation, and alterations to the existing single-storey garage to form two internal parking spaces with openings on the east elevation.

The two-storey side extension to the west elevation would have pitched roofing to match the main dwelling using brickwork, windows and roof materials to match. The rear extension proposed would be set back from the side elevations, with a two storey roof to match main house, and an element of flat roof below main roof ridge and flat roof of single-storey part of rear extension to form balcony for master bedroom with 1m high frameless glass balustrade. New roof dormers will be set at eaves level, to match main dwelling. Glazed lantern within flat roof element.

The proposed garage amendments are to brick up the original garage door opening to the north elevation and create two new garage door openings, each 3m wide and evenly spaced on the east elevation. The west elevation to be extended 1.5m towards the main dwelling at 2m height to create sufficiently adequate parking spaces for the new garage layout. Roof to the garage to be pitched using slate materials to match main dwelling. External materials of brickwork battened out and cedar wood cladding.

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 supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 plot is of a large size to easily accommodate a large dwelling and enlarged garage, and the design approach is considered sympathetic to the location and existing elements of the building and wider site. The proposal is considered acceptable and compliant with the requirements of Policy 28 relating to extensions to dwellings in the countryside. The proposed garage although enlarged is clearly subservient to the dwelling and of a design with materials appropriate to the dwelling and location, arranged well into the site avoiding concerns to its impact on the highway and public right of way.

Details and photos of proposed external materials have been submitted sufficient to avoid the need for a pre-commencement (slab level) condition in relation to materials.

It is considered that the cumulative impact of the proposal is sufficiently sympathetic and set within a substantial plot as to not be contrary to Policy 28 of the HDPF and is not considered disproportionate to the size of the original dwelling and site to warrant refusal. The proposed is not considered to harm the wider visual amenities of the locality and as such there is considered to be no conflict with Policies 32 or 33 of the HDPF.

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.

The nearest neighbouring dwellings are 157 and 158 Sinnocks and separation distances would be maintained. The design is considered to introduce no unacceptable impacts on the amenities of the nearest properties in terms of loss of privacy, outlook or light. It is considered that the siting and layout of the proposed extensions and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern or objection were received.

Highways Impact

The proposed would not be considered to introduce any unacceptable impact on highway safety or on the operation of the highway network. The proposed extensions are not anticipated to result in an intensification of use of the existing junction with the publicly maintained highway. The proposed garage will provide sufficient parking bays for vehicles along with additional external parking spaces to the front, and any overspill parking is not considered likely on the public highway.

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 those indicated on the submitted application form, approved plans and photos submitted.

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

4 **Regulatory Condition:** The garage hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of Hatches Farm Sinnocks West Chiltington Pulborough as a dwelling (as identified on the approved plans), and shall not be used as a

separate unit of accommodation, for any purpose(s) or use(s) or for any commercial or business purposes.

Reason: The establishment of an additional independent unit of accommodation, another use(s) or commercial use would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation and neighbouring properties, contrary to Policy 26 and 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/25/0205
(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 plan	Existing East Side Elevation and Existing South Access Road/Front Elevation	NONE	10.02.2025
Elevation plan	Existing North Elevation Rear	NONE	10.02.2025
Elevation plan	Proposed North Rear Elevation and Proposed South Access Rd/Front Elevation	Plan 1	10.02.2025
Elevation plan	Proposed East Side and Proposed West Side ELevation	Plan 2	10.02.2025
Floor plan	Exisitng Ground Floor Plan	NONE	10.02.2025
Floor plan	Existing Floor Plan Garage/Store	NONE	10.02.2025
Floor plan	Ground Floor Plan	Plan 3	10.02.2025
Floor plan	First Floor Plan	NONE	10.02.2025
Roof plan	Existing Roof Plan	NONE	10.02.2025
Roof plan	Proposed Roof Plan - Garage	NONE	10.02.2025
Location plan		NONE	03.06.2025
Block plan	Existing and Proposed	NONE	10.02.2025
Roof plan	Proposed Roof Plan	NONE	10.02.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.06.2025

Authorising Officer sign/initial Tamara Dale Date: 04.06.2025