Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1381
Thrums, Westward Lane, West Chiltington, West Sussex, RH20 2PA

DESCRIPTION:
Demolition of existing shed and erection of a single storey detached outbuilding to western side of house comprising of a greenhouse, potting shed, log store and garden room.

RELEVANT PLANNING HISTORY:

DC/07/1306	2-Storey side/rear extension	Application 19.07.2007	Permitted	on
CA/24/0006	Fell 1 x Sycamore. (Works to Trees in Conservation Area).	Application 28.10.2024	Permitted	on
CA/24/0045	Fell 1x Silver Birch and 1x Conifer (Works to Trees in a Conservation Area)	Application 17.12.2024	Permitted	on
CA/25/0141	Fell 2 x Silver Birch. Surgery to 3 x Silver Birch. (Works to Trees in a Conservation Area).	Application 30.12.2025	Permitted	on
DC/26/0437	Erection of a single storey rear extension and raised patio terrace.	Application 05.05.2026	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 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

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

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 46: Ancillary Accommodation

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: No Objection

Parish Comments:
West Chiltington PC: 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:

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, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The application site is located to the north side of Westward Lane within the West Chiltington Common BUAB and the West Chiltington Lanes Conservation Area. The host dwelling (Thrums) is a locally listed building being a Wells style cottage typical of the conservation area and is recognised as a non-designated heritage asset. Thrums is a detached two storey 4-bedroom dwelling set within a spacious plot with gravelled driveway to the front and level grassed lawns to the rear. The house has been altered at the rear since it was originally built with the addition of a modern side conservatory to the east side, and a large two storey extension with integrated double garage to the west elevation. Boundary mature hedging to the sides and rear provide a degree of screening of the site.

Planning permission is sought for replacing an existing modest timber shed located to the west side of the western extension and the erection of a replacement single-storey detached outbuilding comprising

of a greenhouse, potting shed, log store and garden room. The remaining timber shed will be relocated further to the rear within the rear garden. Hedging at the west boundary of the site is to remain unaffected.

The proposed single-storey outbuilding is rectangular shape and divided into three spaces with greenhouse at the front (south) under a dual-pitched black-framed upvc glazed roof, with front gable form. A potting shed and garden room behind the greenhouse to be under a dual pitched roof, hipped to the rear, composed of timber shingles. Elevations to feature timber waney-edge boarding stained black / dark brown.

Black framed upvc doors to the garden room and greenhouse, and a timber door stained black / dark brown to the potting shed (east elevation). Two water butts and a timber store and potting shed window to the side (west) elevation.

The proposed single-storey outbuilding would be set behind an existing hedge which provides screening from the front and the proposal is considered would not detract from an appreciation of the locally listed building. It is of a design and scale that will not harm the interest of the locally listed building or harm the character of the conservation area. The proposal would be a clearly subservient addition within the spacious site and is considered to be of a design, form, scale and siting which is acceptable to the character and appearance of the existing locally listed dwelling, and which would not harm the character or appearance of the wider conservation 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 proposed single storey outbuilding and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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

Reason: To enable the Local Planning Authority to control the development in detail 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/26/1381

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		172_01	28.08.2026
Block plan		172_02	28.08.2026
Elevation & Floor plan	Proposed outbuilding	172_10	28.08.2026
Site plan	and Existing Photos	172_11	28.08.2026
Site plan	Proposed	172_12	28.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.10.2026

Authorising Officer sign/initial RHERMITAGE Date: 19.10.2026