



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0485

Willow Cottage, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:

Erection of a single storey side extension with link, installation of new driveway, and replacement gates and greenhouse.

RELEVANT PLANNING HISTORY:

None

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

West Chiltington Neighbourhood Plan (WCNP) 2016 – 2032 (pre-referendum):

Policy H2 – Quality of Design

Policy EH8 - Conservation Area

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

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 accompanying supporting statement describes the heritage value and significance of the existing Wells cottage. I am content the proposed extension, although substantial, will preserve an ability to understand and appreciate the original modest scale and proportion of the historic dwelling. The single storey link extension has a crown flat roof which although not ideal will not be a conspicuous feature.

The submitted details are agreeable and avoid the need for conditions.

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:

Objection - The Parish Council objects to this application on the grounds that the proposed extension is too significant and not in keeping with its site and surrounding environment.

Willow Cottage is an original, intact Wells Cottage, a non-designated heritage asset. The Lanes Conservation Area was recently established to protect just such properties and their environs. This proposal would lead to a build out that would double the footprint of the property and compromise its contribution to its setting.

The Parish Council would prefer a more modest scheme that respects the cottage's heritage, and would welcome the considered input of HDC's conservation officer.

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:

This application is for the Erection of a single storey side extension with link, installation of new driveway, and replacement gates and greenhouse at Willow Cottage, Spinney Lane, West Chilton. Willow Cottage forms one of 176 examples of a Wells Cottage within the vicinity according to the planning statement. The property sits within the West Chilton Lane Conservation Area and is a designated Locally Listed Building, though not a Listed Building.

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

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.

WCNP Policy H2 seeks to ensure that proposals be of high quality and that the design reflects the local character of the area. It should ensure development and the use of materials respect the character of the location and be sustainable in design and construction.

Policy EH8 considers development proposals affecting the Conservation Area within the Parish. Proposals will only be supported where they preserve and enhance the character, setting and appearance, and in particular where proposals. Developments should

- Protect the distinctive open and rural character of the Conservation Area and its setting and
- Protect the key view lines into and out of the Conservation Area

The proposal implements a single-story extension to the Wells Cottage, contained mainly to the rear elevation. Whilst the proposal implements a modern additional form to the building, it is considered that it has been designed in a way to allow the Wells Cottage to continued to be observed and which would not detract from observing the of interest building. The extension is designed with a link to have a separate 'modern wing' from the Wells Cottage. Though the rear elevation is now obscured somewhat, there are angles in to which viewing the original first floor rear façade should still be achievable due to the lowered height of the 'link'. The proposal looks to be built with materials that are suited to the existing dwelling and considered acceptable.

It would be considered that this is a sizable addition to the Wells Cottage and that the proposal likely extends the Wells Cottage to a maximum before additional structures would overwhelm the proportionality of the original build.

In addition, a greenhouse is to be sited within the grounds which is deemed non-contentious as well as a new wooden access gate for both vehicular and pedestrian movements. This is deemed suitable and would not be thought to be of conflict to the dwelling or wider conservation area.

The proposal would be considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling, and which would not harm the character or appearance of the wider 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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Impact on Heritage

Section 16, Paragraph 216 of the NPPF (2024) states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

Policy 34 of the HDPF seeks to conserve, sustain and protect the cultural and heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within. Areas and buildings that fall under conservation, Listed Building designations or are approximate to them will be protected from inappropriate development which will harm the character and setting of the area / building.

Given the Conservation Officer's comments, it is not thought that the additional built form of the proposal is unlikely to cause offence to the wider conservation area. Whilst the larger built form is likely to decrease observation of the historic rear elevation of the building of interest, it is considered that the proposal would still retain the ability to read this original façade. It is considered there is some harm to the northern elevation of the Wells cottage owing to the location of the extension, however it is not thought that the harm would be of sufficient level to warrant refusal of the extension. The proposal is considered to limit its height to remain subservient to the main dwelling.

The proposal is considered to accord with the above policies.

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 193 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 currently exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Other Matters

Horsham District Council recognises representations received. Whilst a large increase, it is considered that the dwelling at this stage can accommodate this increase without detriment to the special nature of the building. It is recognised that any additional works to the dwelling will likely overwhelm the stature of the building. It is considered the execution of the built form allows the of interest rear façade to still be observed (though it is obscured from some angles) with the extension designed to incorporate a link between the historic building and the new addition. This is considered sufficient as to not detract from its historic importance.

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/26/0485

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		158_300	18.03.2026
Floor plan	EXISTING AND ROOF	158_301	18.03.2026
Elevation plan	EXISTING	158_302	18.03.2026
Floor plan	PROPOSED AND ROOF	158_303	18.03.2026
Elevation plan	PROPOSED	158_304	18.03.2026
Plans	PROPOSED ENTRANCE GATES	158_305	18.03.2026
Details plan	PROPOSED DETAILS AND MATERIALS	158_306	18.03.2026
Plans	PROPOSED GREENHOUSE	158_307	18.03.2026
Supporting Statement	HERITAGE STATEMENT	NONE	18.03.2026

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 26.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 03.06.2026

