Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0044
4 Barkworth Way, West Chiltington, West Sussex, RH20 2PQ

DESCRIPTION:
Erection of a single storey front extension.

RELEVANT PLANNING HISTORY:

DC/19/2502	Removal of a single door and 1x window from the west elevation and north elevation and 1x window from the east elevation. Installation of a single door to the west elevation. Conversion of garage into a games room and home study. (Certificate of Lawful Development - Proposed).	Application Permitted on 10.02.2020
DC/19/2042	Surgery to 1 x London Plane	Application Permitted on 05.12.2019
DC/17/0536	Surgery to 2 x Oak Trees	Application Permitted on 03.05.2017
DC/04/1080	Surgery on Silver Birch tree	Application Permitted on 16.07.2004
WC/70/02	Conservatory Site: 4 Barkworth Way West Chiltington	Application Permitted on 22.07.2002

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 43 - Inclusive Communities

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 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:
HDC Arboriculture: No Objection

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

Representations:
One neighbouring representation received from 3 Barkworth Way with no objection, commenting in support of the application.

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:
4 Barkworth Way is a detached two storey 4/5-bed dwelling located at the end of a cul-de-sac within the West Chiltington Common built up area. The dwelling is composed of facing brickwork, hipped dual-pitched interlocking pantiled roof, and timber casement windows. The house has an existing single-storey element (with dual pitched roof) at the eastern side of house, currently a breakfast room with a separate front porch access (with dual pitched roof). A conservatory is sited on the western side elevation of the house. There are variations to the design of the detached dwellings along Barkworth Way.

Planning permission is sought for a single-storey front extension to the existing east side single-storey element, in order that the existing breakfast room can be extended to create an ancillary space with disabled facilities on the ground floor, consisting of a bedroom, sitting room and disabled facilities shower room. The proposed front extension would be set behind the main front elevation and have dummy pitched roof set below the ridge height of the existing single-storey side element with dual

pitched roof porch. Materials to consist of matching facing brickwork, matching interlocking pantiles and includes element of flat roof with two rooflights. Replacement casement windows to the east side and rear to match existing in design.

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.

The proposal would be a clearly subservient addition and is 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.

The site is within a woodland tree protection order ref TPO/0374, served on 11/04/1983 before the development of the area for residential use. The application has been consulted with the HDC Arboriculture team. There is an existing retaining wall to the east of the main dwelling, which sits between the area of the proposed development and the mature trees in the rear garden. This wall would have acted as a barrier restricting root development in the area where the extension is shown. As such, there are no arboricultural concerns.

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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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.

Other Considerations

It is noted that the proposed development would provide an additional bedroom, shower room with disabled facilities and sitting room, with independent access door. The Applicant has confirmed in the application form that the single storey front extension proposal is to create an ancillary space with disabled facilities on the ground floor, ancillary to the main dwelling. The application form and proposed layout does not indicate the formation of a self-contained dwelling and no further conditions in this regard are therefore necessary.

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

Reason: 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/25/0044
(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 North and South	D 2501/726/08	13.01.2025
Elevation plan	Proposed North and South	D 2501/726/09	13.01.2025
Elevation plan	Proposed South	D 2501/726/10	13.01.2025
Photos	Existing Site	D 2501/726/11	13.01.2025
Location & Block plan		D 2501/726/01	13.01.2025
Floor plan	Existing Ground	D 2501/726/02	13.01.2025
Floor plan	Proposed Ground	D 2501/726/03	13.01.2025
Floor plan	Existing First with Roof Lines	D 2501/726/04	13.01.2025
Roof plan	Proposed Lines	D 2501/726/05	13.01.2025
Section plan	Proposed Internal and Heights	D 2501/726/06	13.01.2025

Elevation plan	Existing and Proposed West	D 2501/726/07	13.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 03.03.3035

Authorising Officer sign/initial Guy Everest Date: 10.03.2025