



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0545  
Windalls, The Street, Slinfold, West Sussex, RH13 0RP

### **DESCRIPTION:**

Installation of solar PV panels to the existing detached garage roof and 2no. new EV charging points. Conversion of loft into habitable living space with rooflights to the eastern elevation. Replacement of windows, external doors and boot room.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                         |                        |           |    |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|----|
| DC/23/2140 | Fell 1x Yew (Works to Trees in a Conservation Area)                                                                                                     | Application 19.01.2024 | Permitted | on |
| CA/25/0103 | Fell 1x Eucalyptus, 1x Pear, 3x Conifer Leylandii, 1x Fir, and Surgery to 1x Unknown Species, and 1x Crab Apple (Works to Trees in a Conservation Area) | Application 22.10.2025 | 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 Plan 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](http://www.horsham.gov.uk).

### **Consultations:**

**Conservation Officer:** No objection

**Arboricultural Officer:** No significant arboricultural concerns

Parish Comments:

Slinfold Parish Council: Raised no objection this application

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 HDPF seeks to ensure that proposals preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials. Moreover, proposed development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

Policy 1 of Slinfold Neighbourhood Plan states that development proposals within or affecting the setting of the Slinfold Conservation Area must pay special regard to preserving and/or enhancing its character or appearance. Special regard must also be paid to the setting of the Conservation Area.

The proposal seeks planning permission for the installation of solar PV panels to the existing detached garage roof and 2no. new EV charging points. Conversion of loft into habitable living space with rooflights to the eastern elevation. Replacement of windows, external doors and boot room.

The proposed loft conversion would involve partial conversion of an existing storage area into a bedroom with the installation of 3 no. rooflights on the east elevation. Following consultation with the Council's Conservation Officer, Windalls is recognised as making a positive contribution to the character of Slinfold Conservation Area. The proposed alterations to the house and the installation of solar panels on the outbuilding will not harm the character of Slinfold Conservation Area or the setting of the neighbouring listed buildings. Additionally, the replacement windows, external doors, boot room

and the installation of 2 no. freestanding new EV charging points are considered acceptable. Given the level of information accompanying this application there are no detailed conditions required.

Overall, the proposal is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

Given the orientation of the main dwelling and the boundary treatment, it is considered that the siting and layout of the proposal and the resulting relationship with adjacent properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

### **Tree Impact**

Policy 33 presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

The property falls within the village Conservation Area. Recent tree removals and pruning works (Ref: DC/25/0103) have removed any significant constraints from tree shading to the proposed solar panel arrays. The Council's Arboricultural Officer raised no significant arboricultural concerns.

### **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 current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

### **Other Matters**

It is noted that an Air Source Heat Pump is proposed to the northern elevation of the dwelling. This would represent permitted development under Part 14 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

### **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).

- 4 **Regulatory Condition:** The solar panels hereby permitted shall be installed in accordance with the approved details. In the event of the solar panels ceasing to be used, they shall be removed from the roof, and the roof made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

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.

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#### **Plans list for: DC/26/0545**

Schedule of plans/documents **approved:**

| Plan Type             | Description                               | Drawing Number   | Received Date |
|-----------------------|-------------------------------------------|------------------|---------------|
| Location & Block plan | Site Location and Block Plans             | 1.01             | 30.03.2026    |
| Plans                 | Topographical Survey                      | 1.02             | 30.03.2026    |
| Floor plan            | Existing Basement and Ground Floor Plans  | 1.03             | 30.03.2026    |
| Floor plan            | Existing First Floor and Loft Floor Plans | 1.04             | 30.03.2026    |
| Roof plan             | Existing Roof Plan                        | 1.05             | 30.03.2026    |
| Elevation plan        | Existing South and West Elevations        | 1.06             | 30.03.2026    |
| Elevation plan        | Existing East and North Elevations        | 1.07             | 30.03.2026    |
| Site plan             | Proposed Site Layout                      | 2.00 REVISION P1 | 22.04.2026    |
| Floor plan            | Proposed Ground and First Floor Plans     | 2.01 REVISION P1 | 22.04.2026    |
| Floor plan            | Proposed First and Second Floor Plans     | 2.02             | 30.03.2026    |
| Elevation plan        | Proposed Elevations                       | 2.03             | 30.03.2026    |
| Location & Block plan | Proposed Location and Block Plans         | 2.04             | 30.03.2026    |

|                        |                                               |      |            |
|------------------------|-----------------------------------------------|------|------------|
| Elevation & Floor plan | Existing Garage Plans and Elevations          | 1.08 | 22.04.2026 |
| Elevation & Floor plan | Existing Garage Proposed Plans and Elevations | 2.05 | 22.04.2026 |

**DELEGATED**

Case Officer sign/initial      Halima Chowdhury      Date: 20.05.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 22.06.2026