



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0136

Old Bilton, Mill Road, West Chiltington, West Sussex, RH20 2PY

DESCRIPTION:

Erection of side and rear roof extensions containing habitable accommodation.

RELEVANT PLANNING HISTORY:

DC/16/1218	Installation of new access and driveway	Withdrawn 16.08.2016	Application	on
DC/12/2157	Non material amendment to previously approved DC/10/0653 (Loft conversion and car port) to remove one of two balconies and include one velux window either side of the remaining dormer balcony	Application 14.12.2012	Permitted	on
DC/10/0653	Loft conversion and car port	Application 17.06.2010	Permitted	on
WC/10/92	Re-erection of existing garage in new position Site: Old Bilton Mill Rd West Chiltington	Application 06.05.1992	Permitted	on
WC/15/90	Single storey extension (From old Planning History)	Application 26.03.1990	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

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:

None

Parish Comments:

West Chiltington Parish Council: No Objection

Representations:

One letter of representation received neither objecting to nor supporting the application, noting the following:

- The neighbour notes uncertainty in interpreting the technical drawings, particularly the north-facing elevation.
- They believe no first-floor window is shown on that elevation.
- On this basis, they raise no objection to the proposal.
- However, they state that if a first-floor window is proposed, it would result in direct overlooking of at least three private gardens, including their own.
- They consider such overlooking unacceptable and would not support the application if a window is included.

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.

The application site is to the east side of Mill Road within the West Chiltington Common Built-Up Boundary Area. Old Bilton is a detached pitched roofed dormer style bungalow with an existing rear flat roofed dormer window/juliet balcony. A detached pitched roof garage building is located to the front (west) of the dwelling. Boundary treatment along the frontage with Mill Road consists of mature shrubs/hedging and tree.

Planning permission is sought to erect a side (north elevation) roof extension to a gable, set back from the side (north) elevation, and also a rear dormer extension of the existing rear dormer, which would provide two pairs of juliet balcony doors rather than the existing one pair. The proposals internally would enable extended space for the existing master bedroom and en-suite.

Proposed materials consist of plain clay tiles to new gable roof, (finish - natural red) to match existing. GRP to new flat dormer roof, finished colour: RAL 7016 Anthracite. UPVC windows/doors frames and casements, finished colour in white to match existing. UPVC gutters & downpipes, colour black to match existing.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is acceptable 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.

Neighbouring comments on the matter of first floor windows are noted. The proposal would not result in the introduction of additional fenestration at first floor level where there is presently no windows at this elevation- the addition of one Juliette balcony to the first floor northern / rear elevation would not increase the opportunity of overlooking over and above the existing arrangement. Furthermore, the scale of the additional bulk to the first floor would not result in adverse harm by way of overlooking / overbearing given the relatively modest scale of the additions.

It is considered that, given the existing, the siting and layout of the proposed development 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 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.

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/26/0136

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing Ground	2515.001	28.01.2026
Floor plan	Existing First	2515.002	28.01.2026
Roof plan	Existing	2515.003	28.01.2026
Elevation plan	Existing SW	2515.005	28.01.2026
Elevation plan	Existing NE	2515.006	28.01.2026
Section plan	Existing AA	2515.007	28.01.2026
Section plan	Existing BB	2515.008	28.01.2026
Location & Site plan	Existing	2515.010	06.02.2026
Site plan	Proposed	2515.100	28.01.2026
Floor plan	Proposed Ground	2515.101	28.01.2026
Floor plan	Proposed First	2515.102	28.01.2026
Roof plan	Proposed	2515.103	28.01.2026
Elevation plan	Proposed SW	2515.105	28.01.2026
Elevation plan	Proposed NE	2515.106	28.01.2026
Section plan	Proposed AA	2515.107	28.01.2026
Section plan	Proposed BB	2515.108	28.01.2026
Supporting Docs	Protected Species Survey Checklist	NONE	28.01.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 31.03.2026