



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0437

Thrums, Westward Lane, West Chiltington, West Sussex, RH20 2PA

DESCRIPTION:

Erection of a single storey rear extension and raised patio terrace.

RELEVANT PLANNING HISTORY:

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
CA/24/0045	Fell 1x Silver Birch and 1x Conifer (Works to Trees in a Conservation Area)	Application 17.12.2024	Permitted
CA/24/0006	Fell 1 x Sycamore. (Works to Trees in a Conservation Area).	Application 28.10.2024	Permitted
DC/07/1306	2-Storey side/rear extension	Application 19.07.2007	Permitted

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

Southern Water: No objection

Parish Comments:

West Chiltington PC: 'No objection. Leave to 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:

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.

Paragraph 212 of the NPPF (2024) states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

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 detached two storey 4 bedroom dwelling set within a spacious plot with generous gravelled driveway to the front and large level grassed lawns to the rear.

Westward Lane is one of the private lanes set out with the original Wells cottages. Thrums has been extended and altered however but still retains the charm and original 'Arts and Crafts' styled features prevalent across the Common and recently designated Lanes Conservation Area. The house has been altered at the rear since its original build with the addition of a modern side conservatory to the east and a large two storey extension to the west. The rear now comprises of four gabled features which create a substantial rear roofline.

Planning permission is sought for erection of a single storey rear extension projecting 3.8m from the current rear wall and 4m high. The location of the proposed rear extension is centrally positioned within the wider rear elevation and with a low profile roof, in order to provide an extension to the existing relatively modest rear kitchen for a house of this size.

The materials are proposed to be painted slurried brickwork to match existing with the brick dentil course, above a brick plinth. A flat roof to the extension is proposed with a parapet, with reconstituted stone coping over the painted brick 'fretwork' parapet with flat roof behind and roof lantern. The parapet will be pierced with hit & miss brickwork, a feature used on many of the original Wells cottages.

The existing kitchen and dining Room window design and proportions are proposed for the new extension. Also proposed is direct access to a new raised rear patio seating terrace with direct access from the proposed kitchen with steps down to the existing paved area.

The HDC Conservation team has been consulted and it is considered that the proposed extension is proportionate and reflects similar additions to other Wells Cottages designed by Reginald Fairfax Wells. The proposed addition 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 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. 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. It is noted that no neighbouring representations of concern were received.

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.

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 and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

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/26/0437

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		172_01	10.03.2026
Block plan		172_02	10.03.2026
Floor plan	EXISTING GROUND FLOOR	172_03	10.03.2026
Elevation plan	EXISTING	172_04	10.03.2026
Floor plan	PROPOSED GF	172_05	10.03.2026
Elevation plan	PROPOSED	172_06	10.03.2026
Roof plan	EXISTING AND PROPOSED	172_07	10.03.2026
Supporting Statement	Planning and Heritage	NONE A	10.03.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 05.05.2026