DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0385
1 Badgers Wood, West Chiltington, West Sussex, RH20 2RJ

DESCRIPTION:
Demolition of existing garage, erection of new garage and creation of new drive access.

RELEVANT PLANNING HISTORY:

WC/3/91	Roof conversion with 2 dormers Site: 1 Badgers Wood West Chiltington	Application Permitted on 27.03.1991
WC/70/91	Single storey extension with pitched roof Site: 1 Badgers Wood West Chiltington	Application Permitted on 07.11.1991
SG/15/87	5 bungalows	Application Permitted on 04.06.1987

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:
The West Chiltington Neighbourhood Plan is in progress. West Chiltington Parish submitted their Submission draft plan to Horsham District Council on 19 November 2018. In accordance with legislation, 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.

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: The impact to the character of the conservation area will be negligible.

WSCC Local Highways Authority: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

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:
Objects: -

- The proposed new drive access from Roundabout Lane has limited sightlines. Consequently, any vehicle exiting the property using this access will present a safety risk to itself and other motorists
- The proposed location of the new garage is forward of the existing building line and will be unduly prominent in the street scene
- The plan necessitates the removal of hedging.

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 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.

The proposal includes altering the layout of the access and repositioning the garage of 1 Badgers Wood. This includes the removal of the existing garage positioned roughly centrally in the plot with a new garage constructed to the north-eastern corner, approximately 2.1m from the dwelling. This would observable and closest to Roundabout Lane versus the old garage which was principally observable from Badgers Wood.

The existing lawn that faces Roundabout Lane is to be laid to hardstanding to accommodate a new driveway and the new garage. The hardstanding would be protected from direct views via hedging that is in place plus new hedging with the new garage also screened by this. A new access point is also created that exits to Roundabout Lane with the existing access point on Badgers Wood made smaller and reconfigured as a pedestrian gate.

It is considered that while sited forward of the existing dwelling, the slight separation, most subservient scale, and presence of surrounding screening would be sufficient to ensure the addition did not appear intrusive or unduly dominant in wider views, with the garage primarily seen against the backdrop of the related dwelling and screening. Similarly, the landscaping works would not be uncharacteristic of the locality, with no harm identified in this respect.

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, and which would not harm the character or appearance of the wider area, including the Conservation 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 of Highways

Policy 40 of the HDPF states for the integration of a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported. Of particular relevance is bullet point 9 which states “[development will be supported if it] provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods”.

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be

appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal is considered to allow for safe access and egress, with amended plans showing adequate visibility sight lines. The LHA have advised that there are no transport grounds to resist the proposal, and there are considered to be no reasons to take a different view. 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 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.

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 **Pre-Use Condition**: The access hereby permitted shall not be first used until visibility splays of 2.4 metres by 43 metres to the south and 2.4 metres by 67 metres to the north have been provided either side of the access onto Roundabout Lane, in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

4 **Pre-Use Condition**: Within 3 months of the access hereby permitted being first used, details of the replacement hedgerow, as indicated on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include schedules specifying species, planting size, densities and plant numbers and tree pit details.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **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).

NOTE TO APPLICANT
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

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/25/0385
(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
Block plan		D 0325/743/02 A	27.05.2025
Location plan		D 0325/743/01	13.03.2025
Layout plan		D 0325/743/03	13.03.2025
Layout plan		D 0325/743/04	13.03.2025
Section plan		D 0325/743/05	13.03.2025
Elevation & Floor plan		D 0325/743/06	13.03.2025

Elevation & Floor plan		D 0325/743/07	13.03.2025
Photos		D 0325/743/08	13.03.2025
Photos		D 0325/743/09	13.03.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 25/06/2025

Authorising Officer sign/initial Guy Everest Date: 27.06.2025