Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1228
4 Castle Rise, West Chiltington, West Sussex, RH20 2GT

DESCRIPTION:
Erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature. (Householder Application).

RELEVANT PLANNING HISTORY:

DC/26/1229	Erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature. (Listed Building Consent Application)	Pending consideration.

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

West Chiltington Submission Neighbourhood Plan 2023 to 2031
Policy H3 – Quality of Design

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:
None

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:

Conservation Officer: No objection (suggested conditions)

Arboricultural Officer: No objection.

Parish Comments:
West Chiltington Parish Council: No objection (following revisions)

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 H3 of the West Chiltington Submission Neighbourhood Plan aims to maintain that proposals for new housing, extending or altering existing dwellings should be of a high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness.

The application site falls within the defined built-up area of West Chiltington and the site is situated in the West Chiltington Conservation Area. Furthermore, the main property is a Grade II Listed Building.

The proposal seeks planning permission for the erection of a single storey rear extension and front porch, erection of a car barn, erection of a greenhouse in the rear garden, installation of 1 no. rooflight on the side elevation, landscaping, installation of a gazebo and water feature.

During the course of this application amendments were negotiated to bring the proposal to an acceptable standard for approval. The Council's Conservation Officer raised concerns that the initial proposed rear extension did not reflect the pre-application indicative design. The form and proportions of the initial design of the principal extension was not acceptable and would have led to a dilution of the special interest of the listed building. The increase in width of the principal portion and the resulting reduction in the roof pitch did not reflect the traditional form of the listed building. The increase in width whilst keeping the ridge at the same height would have resulted in a squat appearance.

The revised scheme has now reverted back to the pre-application indicative design by reducing the width of the principal extension. Also, keeping the flat roof low and below the eaves of the existing and proposed single storey elements.

The revised scheme is now considered acceptable by the Council's Conservation Officer and is now viewed that the proposal would not harm the special interest of the listed building. Following consultation with the Council's Conservation Officer, it is noted that the building has been extended in the past. The brick-built structure is a conspicuous addition but adds to the special interest of the listed building and suggests its former life as a public house. The proposed extension follows the architectural rhythm of the nineteenth century addition and adds a third gable facing the garden. The flat roof between the existing and proposed is required to adequately deal with the junction where a low single storey range meets the principal stone elevation. Furthermore, the internal alterations and fitment of metal framed roof lights are considered acceptable. Also, the proposed car barn extension and porch are viewed to be satisfactorily acceptable. A series of planning conditions have been recommended by the Council's Conservation Officer to ensure the proposal is implemented in a manner that preserves the historic interest.

For the above reasons, the proposal is considered to be of a design, form and scale which would preserve the character and appearance of the listed building. 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.

Tree Impact

Policy 33 of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses.

During the course of this application revised site layout plan was provided to address the concerns raised by the Council's Arboricultural Officer.

Following consultation with the Council's Arboricultural Officer, it is noted that the off-site cypress trees immediately adjacent are just outside of the Conservation Area. Nonetheless, they would have made a positive contribution to the landscape setting prior to a decline in tree health which now appears to be terminal. Whilst they do not pose a constraint on the property development, the Council's Arboricultural Officer recommended that the extent of compressed gravel be restricted where current soft ground exists within 8m of the tree stem.

The garden landscaping has the potential to adversely impact upon the rooting area and thus future health of another off-site tree, an Oak tree near the South West corner of the plot. The tree is the principal remaining natural landscape feature of merit within the visual area and thus adds positively to the Conservation Area setting by virtue of its position, species, age, size and condition.

The branch spread of the tree overhangs the corner of the garden and likely has rooting that extends further into the garden area. Currently an existing area of hardstanding is situated partially beneath the branch spread under a roofed cover.

As both the compacted hardstanding proposals and the pergola have the potential to impact indirectly on the future health of the tree, the hot tub facility including the gazebo has been re-sited well away from the tree.

The revised site layout plan (Rev B) is now considered an improvement in terms of future pressures on the off-site oak tree and the extent of new hardstanding proposed, therefore no objection has been raised on arboricultural grounds.

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 topography of the site and the mature vegetation bounding the site, it is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024 as amended, this application is exempted from the statutory requirement to demonstrate a 10% net gain in biodiversity as the development is below 0.2 hectares.

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-Commencement Condition**: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing:
i) new and replacement windows, external doors, rooflights.
These drawings must show:
- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, etc
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- valleys
- eaves
- verges
- flat roof perimeters including detail with existing gable and principal extension.

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental 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).

4 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

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).

5 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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.

Plans list for: DC/26/1228

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed pergola, water feature and steps plans	2.08	24.09.2026
Location & Block plan	Existing	1.01	31.07.2026
Plans	Topographical Survey	1.02	31.07.2026
Floor plan	Existing Basement and Ground Floor	1.03	31.07.2026
Floor plan	Existing First and Second	1.04	31.07.2026
Roof plan	Existing	1.05	31.07.2026
Elevation plan	Existing South and East	1.06	31.07.2026
Elevation plan	Existing North, West and East 2	1.07	31.07.2026
Location & Block plan	Proposed	2.01 REV A	16.10.2026
Site plan	Proposed Layout	2.02 REV B	16.10.2026
Floor plan	Proposed Basement and Ground	2.03 REV A	16.10.2026
Floor plan	Proposed First and Second	2.04	31.07.2026
Roof plan	Proposed	2.05 REV A	16.10.2026
Elevation plan	Proposed South, East and East 2	2.06 REV B	16.10.2026
Elevation plan	Proposed North and West, Proposed Greenhouse	2.07 REV B	16.10.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 04.11.2026

Authorising Officer sign/initial RHERMITAGE Date: 10.11.2026