Planning Statement

Erection of a Double Storey Extension
(Householder)

at

Northend Barn
West Chiltington Lane
Coneyhurst
West Sussex
RH14 9DN

On Behalf of
Mr J Smith

Prepared by
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1 INTRODUCTION

1.1 This report is submitted in support of a planning application for the proposed single and double storey extension to the existing dwelling known as Northend Barn, West Chiltington Lane, Coneyhurst.

1.2 This Planning Statement sets out the relevant background to assist Horsham District Council in its determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.

1.3 The application is supported by the following documents and plans:

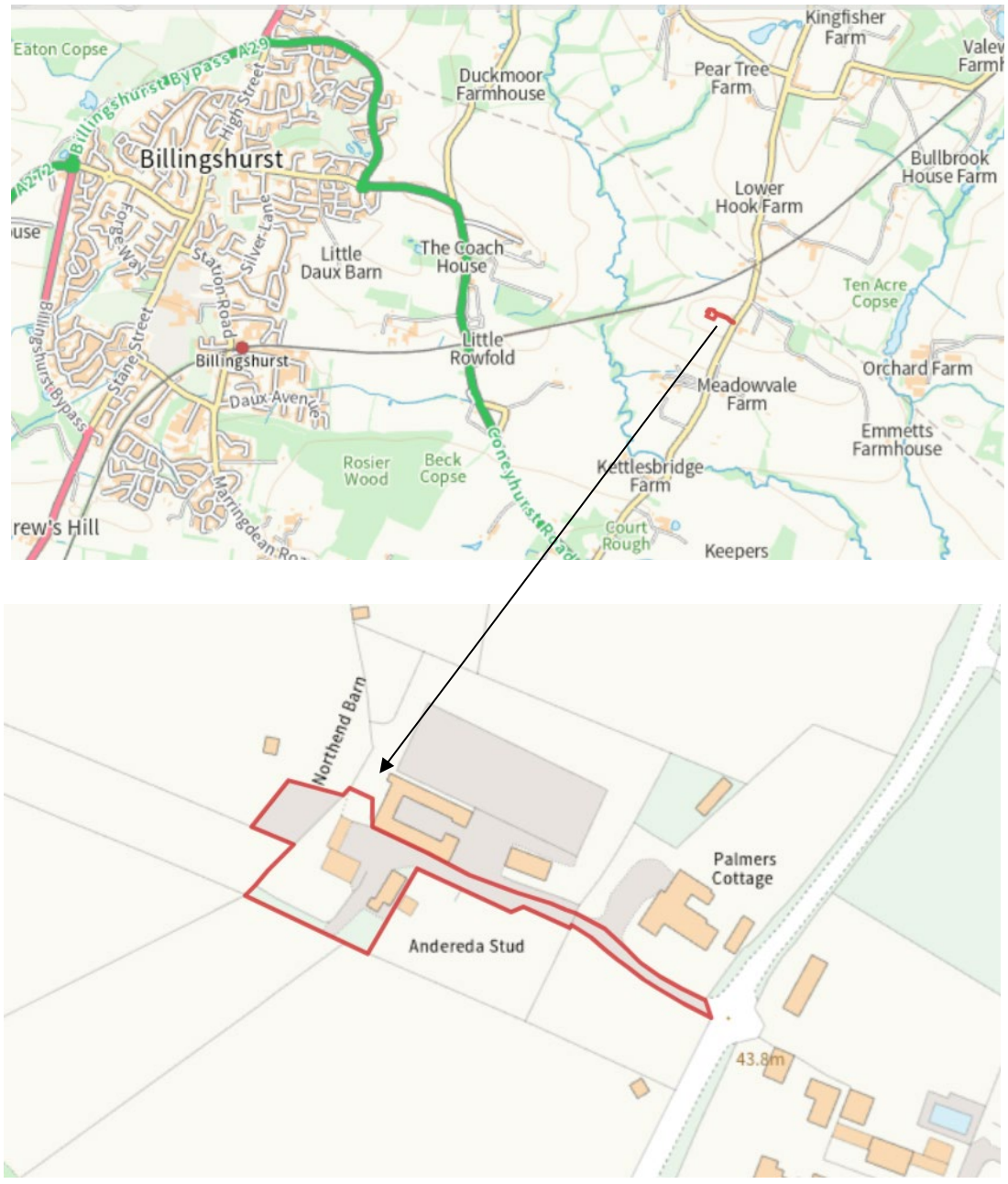
- Application Form
- CIL Form
- Site Location Plan
- Site Block Plan
- Proposed Floor Plans
- Proposed Elevation Plans
- Bat Survey Report

2 APPLICATION SITE

2.1 Site Description

2.1.1 The site extends to 0.17 hectares and comprises a residential dwelling which involved the change of use of a Sussex barn to a residential unt on 20 March 1996 via planning reference BL/104/95. The site is located to the west of West Chiltington Lane, Coneyhurst approximately 2.4 miles outside of Billingshurst.

Figure 2.1 – Site Location



2.1.2 The existing dwelling accommodates three modest bedrooms and a small family bathroom at first floor level, with a further bedroom located on the second floor. At ground floor level, the layout comprises a cloakroom, a galley-style kitchen, a utility room and a living room. The current floorplan is shown in Figure 2.3.

Figure 2.2 – Pictures of Existing Dwelling

South East Elevation

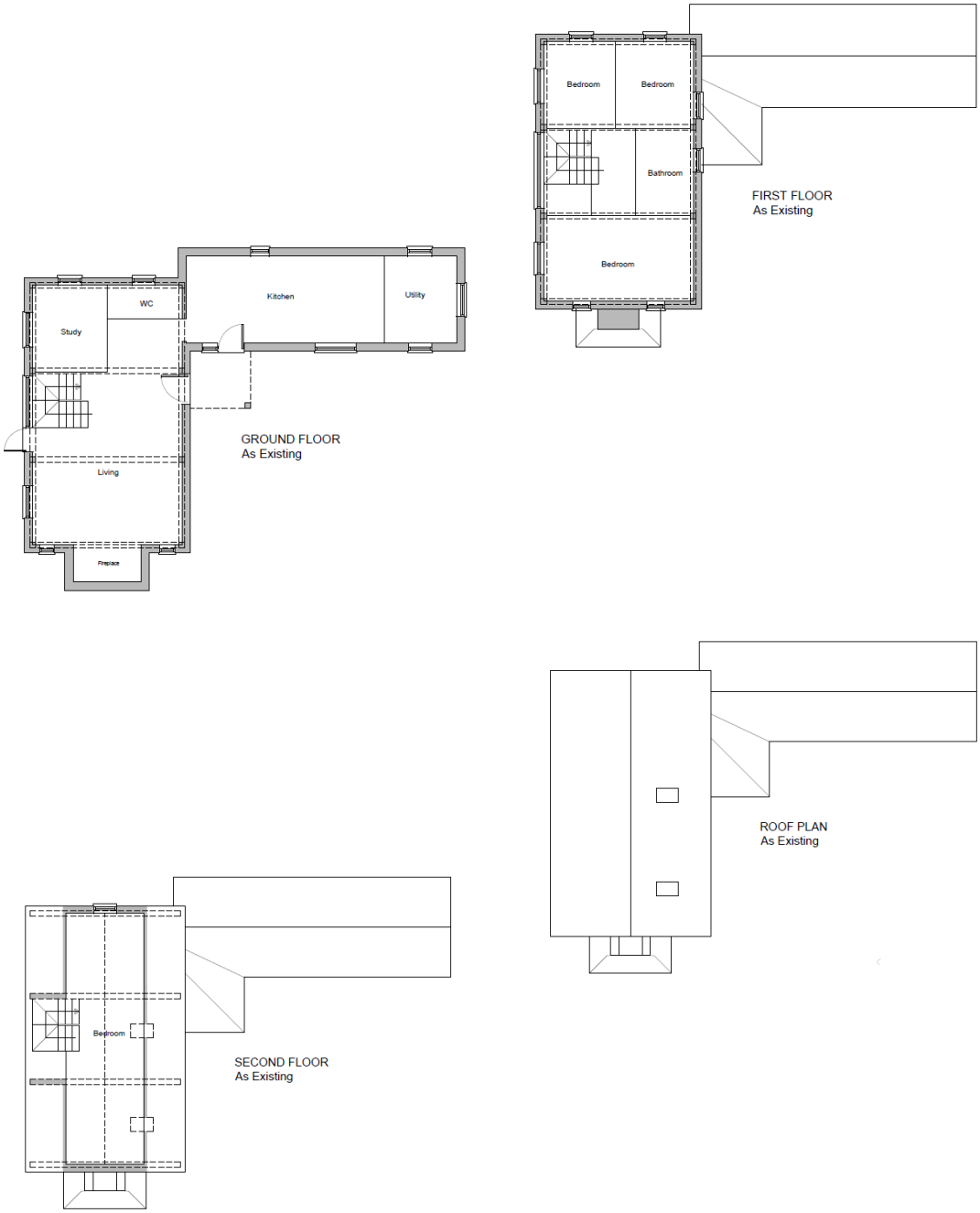


South West Elevation



Figure 2.3 – Existing Plans of Dwelling

Floor Plans



Elevation Plans



SOUTH-EAST ELEVATION
As Existing



NORTH-EAST ELEVATION
As Existing



NORTH-WEST ELEVATION
As Existing



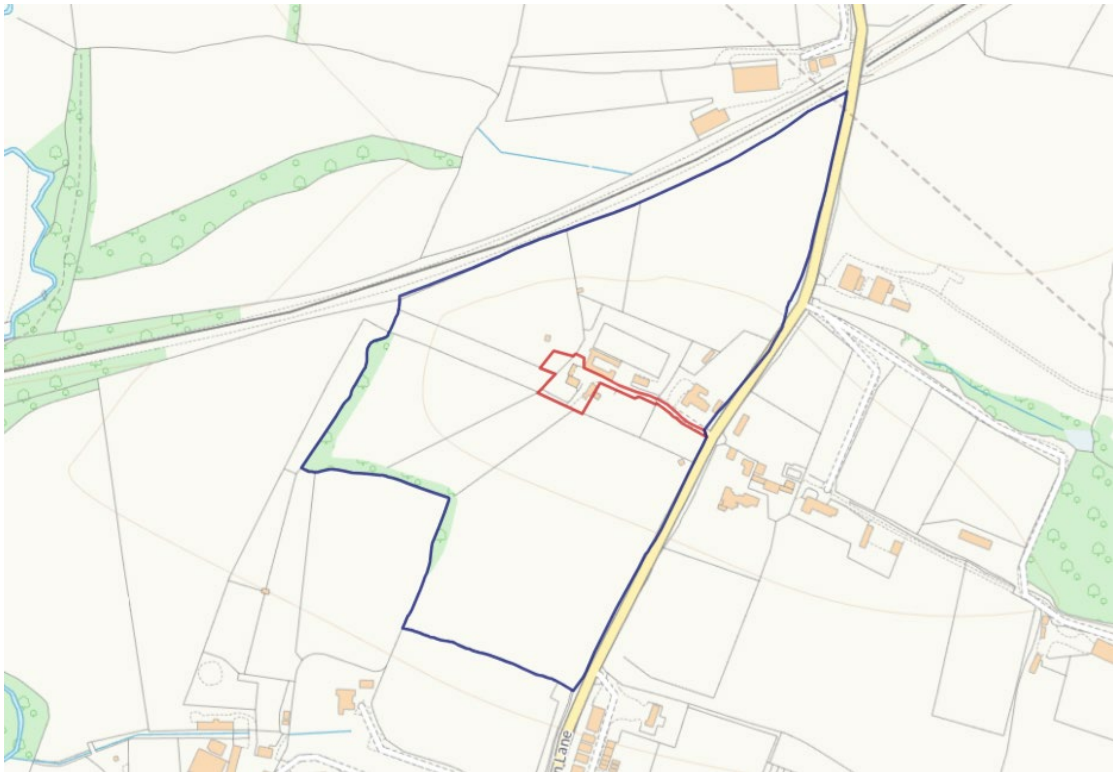
2.1.3 The existing dwelling incorporates a mix of external materials, including feather-edge timber planks stained in brown and black, facing brick with stone details and cement board cladding to the southern elevation. Openings are fitted with brown wood-effect UPVC windows, alongside a combination of timber and UPVC doors. The roof has low set rooflights with black metal frames.

2.1.4 To the north of the dwelling is a stable block and range of farm/storage buildings, to the east is an existing dwelling known as Palmers Cottage and surrounding the wider area is farmland, all of which is owned and occupied by the applicant's family, a copy of the land ownership can be found in Figure 2.5.

Figure 2.4 – Aerial Image of the Site



Figure 2.5 – Land Ownership Plan



2.2 Access and Rights of Way

2.2.1 The dwelling is accessed directly off West Chiltington Lane and no alterations to these access arrangements are proposed.

2.2.2 There are no public rights of way passing through the site, although there is one located to the south of the wider site as shown in Figure 2.6.

Figure 2.6 – Public Rights of Way



2.3 Site Context

2.3.1 West Chiltington Lane is a rural road lined with a number of larger residential properties, farms and equestrian facilities. Housing styles within the area are varied but generally consist of red brick, stone and clay tile roofs.

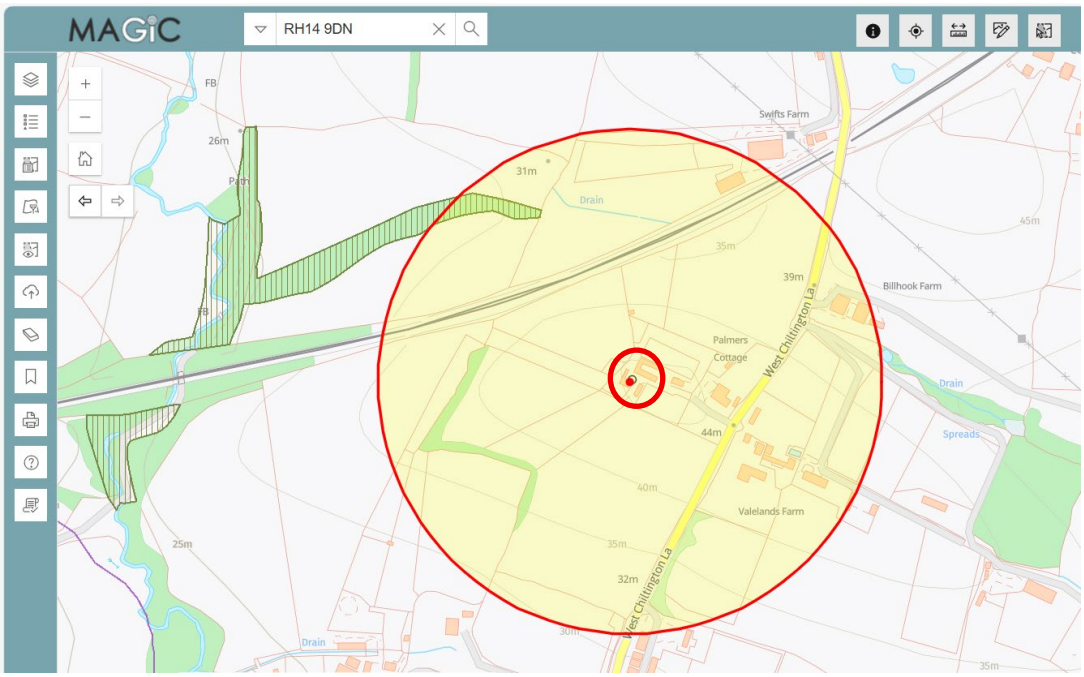
2.4 Environmental Designations

2.4.1 The site is not subject to any statutory designations.

2.4.2 There is an area of ancient woodland to the north west of the site which is approximately 170 metres away from nearest boundary and not a consideration.

2.4.3 There are no listed buildings or conservation areas within close proximity of the site.

Figure 2.7 – MAGIC Map Showing Designations



3 PLANNING BACKGROUND

3.1 Planning Policy

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 The statutory Development Plan relevant to the site comprises the Horsham District Planning Framework (adopted 2015).

3.1.3 Billingshurst Parish Council was made in May 2021 and forms part of the Development Plan.

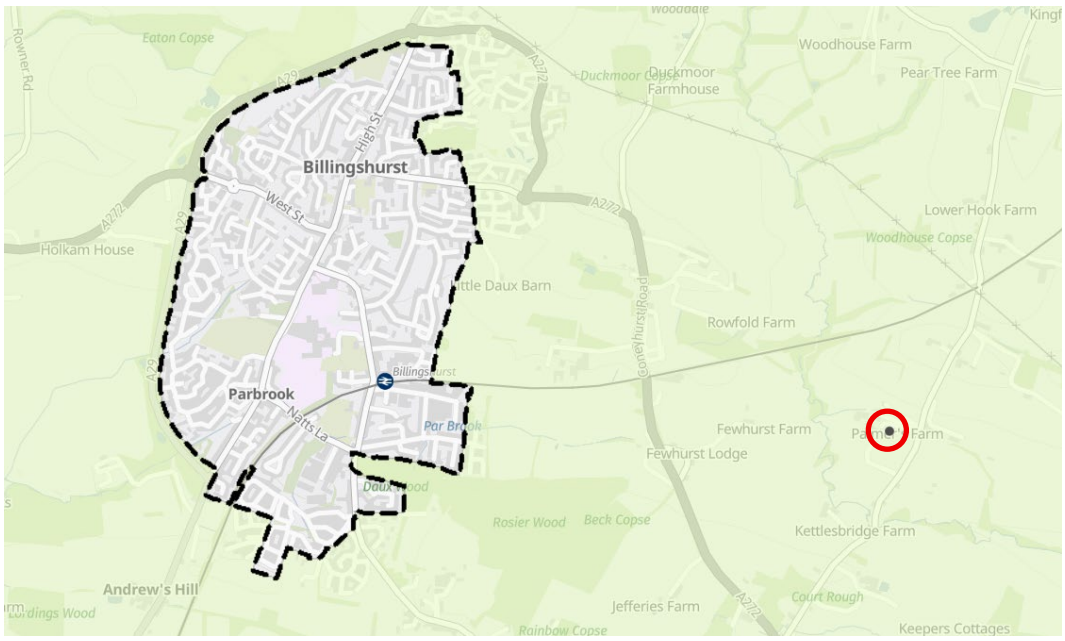
3.1.4 Material considerations include the National Planning Policy Framework (2024).

3.2 Development Plan

Horsham District Planning Framework (2015)

3.2.1 The accompanying Policies Map identifies the site as lying within the countryside.

Figure 3.1 – Horsham District Planning Framework Policies Map



3.2.2 Policy 1 of the Horsham District Planning Framework (HDPF) requires the Council to take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development.

3.2.3 Policy 2 states that development around the edges of existing settlements will be managed in order to prevent the merging of settlements and to protect the rural character and landscape. The provision of rural housing is supported where it will contribute towards the provision of affordable housing where there is a demonstrable need.

3.2.4 Policy SD7 the development will be of high quality, well-designed and sustainable, responding to Horsham's unique character while incorporating distinct character areas, accessible focal points and an appropriate transition to the landscape buffer and wider countryside.

3.2.5 Policy 25 states that the Council will support development proposals which protect, conserve and enhance the landscape and townscape character.

3.2.6 Policy 26 requires developments to be of a scale appropriate to the countryside character and location. Development will be considered acceptable where it does not lead to a significant increase in the overall level of activity in the countryside and protects and/or conserves and/or enhances the key features and characteristics of the landscape character area in which it is located.

3.2.7 Policy 28 states outside the defined built-up areas, extensions, replacement dwellings, and ancillary accommodation will be supported where they are appropriately contained within the curtilage, proportionate to the existing dwelling, in keeping with its scale and character, and do not create independent residential units or erode the original form of converted buildings.

3.2.8 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. The proposed scale, massing and appearance of the development should be of a high standard of design and layout and where relevant should relate sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

3.2.9 Policy 35 supports development that makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

3.2.10 Policy 37 states that all developments must be designed to encourage the use of natural lighting and ventilation. Measures which enhance the biodiversity value of a development should be incorporated. Satisfactory arrangements for the storage of refuse and recyclable materials should be an integral part of design.

3.3 Material Considerations

National Planning Policy Framework (2024) (NPPF)

3.3.1 The NPPF sets out a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11).

3.3.2 There are three dimensions to sustainable development: social, economic and environmental (paragraph 8). Residential developments play an important role in the provision of sustainable development with the delivery of high-quality homes in the right location contributing towards the social, economic and environmental health of the district.

3.3.3 The NPPF states that development proposals which accord with the Development Plan should be approved without delay. Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

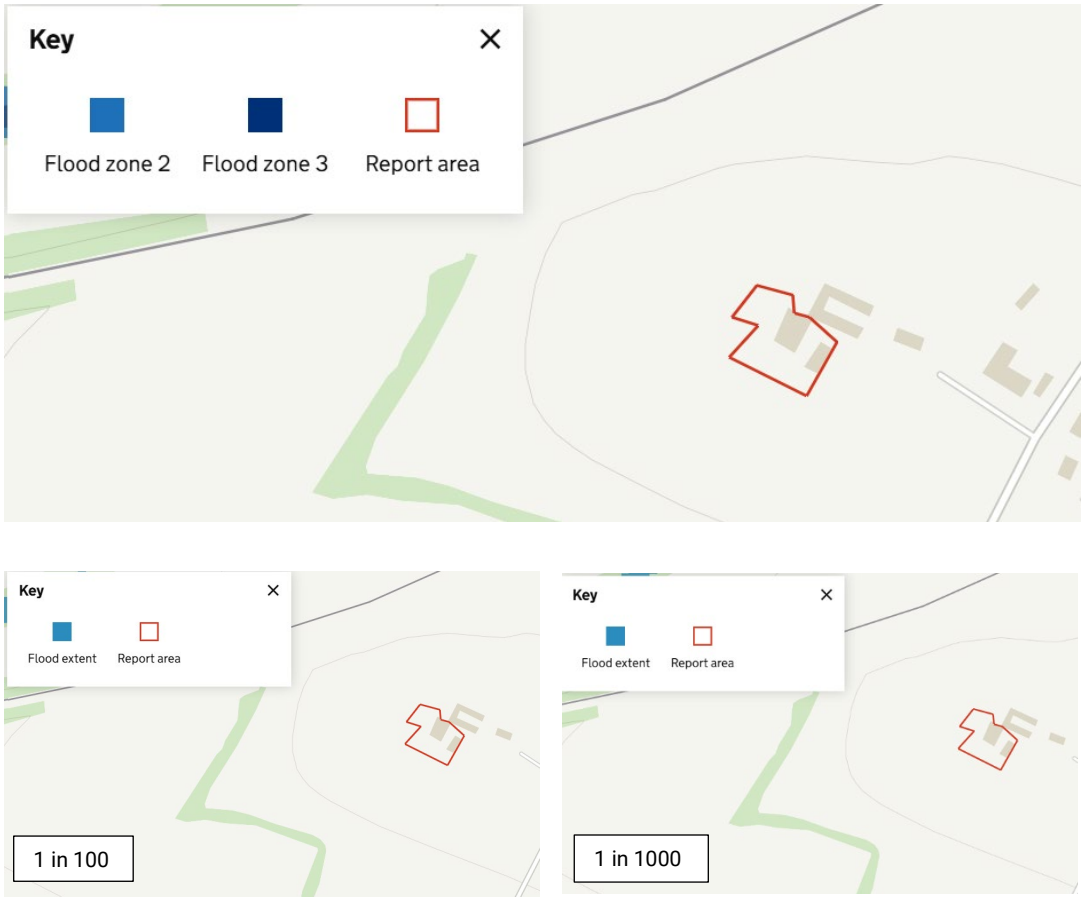
- The application of policies in the framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

3.4 Environmental Constraints

3.4.1 The site is located within Flood Zone 1 with a low probability of flooding. The site is also at less-than-low risk of flooding from surface water up to a 1 in 100-year event.

Figure 3.2 – Flood Maps for Planning



3.5 Planning History

3.5.1 The existing dwelling was permitted via planning reference BL/104/95 for the change of use of a Sussex barn to a residential unt on 20 March 1996. There are no further applications of note for the application site.

4 PROPOSED DEVELOPMENT

4.1 The applicant seeks approval for a householder planning application to extend the existing dwelling. Although such works might ordinarily fall within permitted development rights, these rights have been removed owing to the property's historic conversion; consequently, a full planning application is required.

4.2 The application follows a pre-application enquiry and responds to the feedback provided by Horsham District Council. The resulting scheme has been developed to address the points raised and offer an appropriately supportive proposal. The Council's response is included in **Appendix A**.

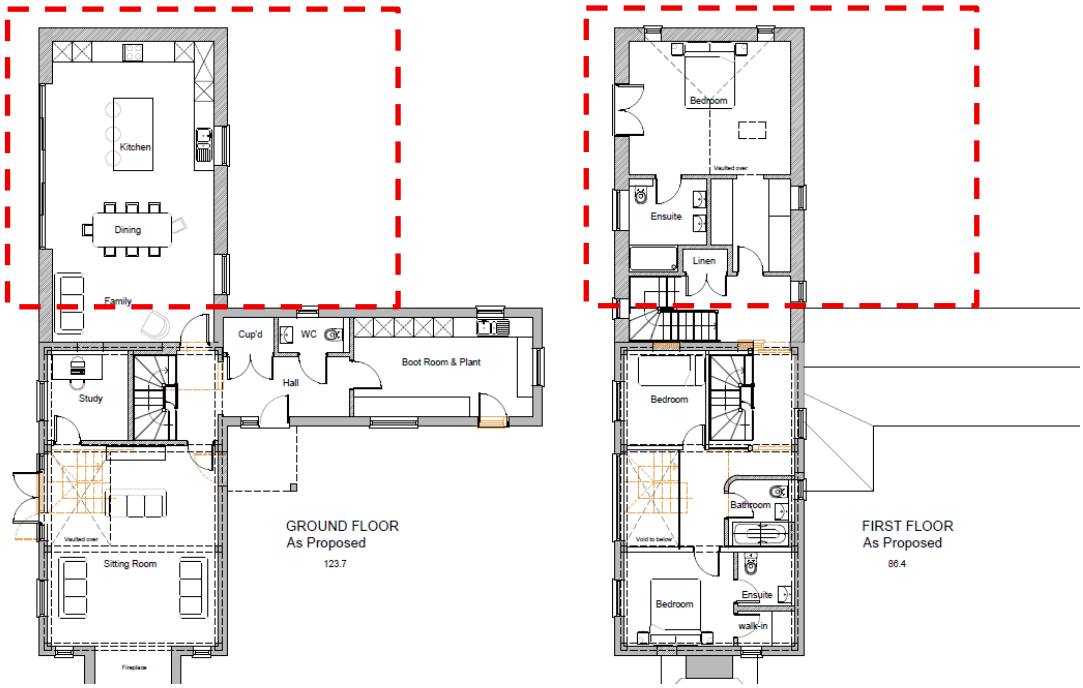
4.3 The proposal involves externally a double storey extension on the south west (rear) elevation. The pre-application originally sought to propose a single storey extension on the north west elevation to incorporate a utility room and boot room however based on the advice this has now been removed from the proposal.

Figure 4.1 – Proposed Floor Plans (Dotted Line Denotes Extension)

Pre-Application Submission Proposal



Revised Scheme as Part of Current Proposal with Ground Floor Extension Removed

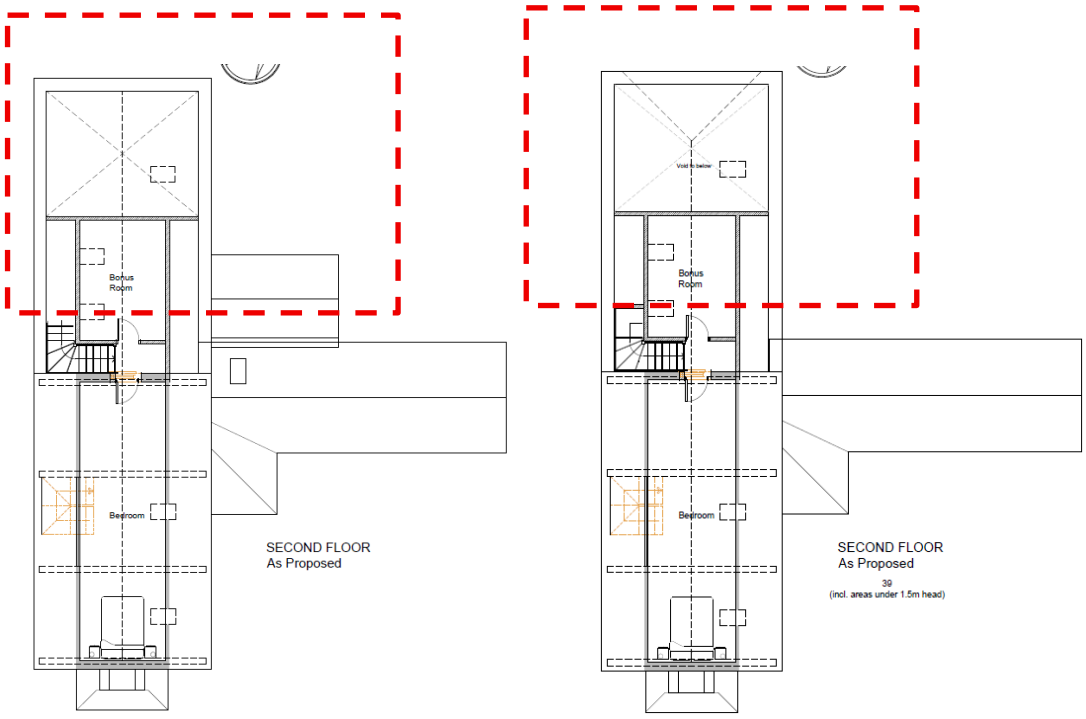


4.4 The two-storey extension is as per the pre-application enquiry and will accommodate a large kitchen-diner at ground floor level overlooking the adjoining arable fields, while enabling the existing living room and study to be better proportioned in relation to the dwelling's number of bedrooms.

4.5 The proposal will not increase the number of bedrooms but will simply allow them to be or a more modern size and provide two with ensuite facilities and will be arranged on the first floor.

4.6 Within the pre-application advice made reference to reviewing whether an asymmetrical roof form (with a barn-end over the extension) would improve the overall appearance of the resulting building. As part of this review, changes to the scheme were made which included providing a half hip roof which would provide an asymmetrical design.

Pre Application Second Floor (Left) Revised Scheme Second Floor (Right)



4.7 Externally, the extension has been carefully designed to complement the existing dwelling and to respond to the comments received in the pre-application advice. This includes incorporating a more vertical barn form as suggested during the pre-application stage, reducing the size of the glazed door units on the south west elevation, and adding further barn-style features to ensure the proposal remains in keeping with the historic character of the site.

4.8 Proposed materials include:

Walls: Feather-edge chestnut planks stained black or black cement boards to match existing. Facing brick with some stone detailing to match existing.

Roof: Clay plain tiles to match existing.

Windows: Black PPC metal framed with DG casements.

Rainwater Goods: Black cast iron to match existing.

Doors: Timber doors stained black unless oak is proposed.

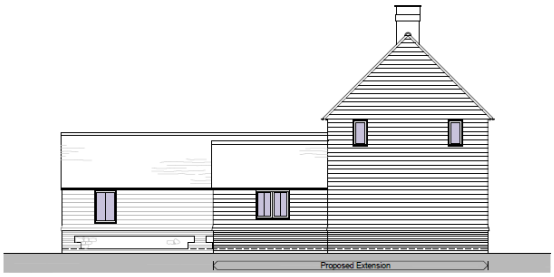
Rooflights: Black framed metal DG units set low into roofline.

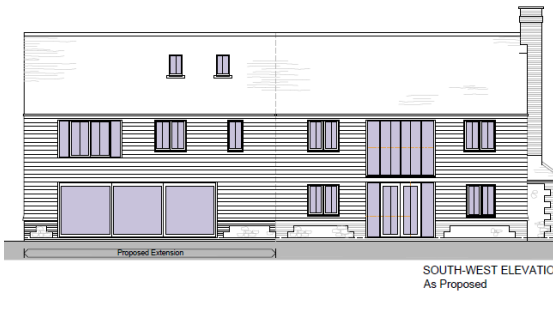
Figure 4.2 – Proposed Elevations of Existing Dwelling

Pre-Application Submission



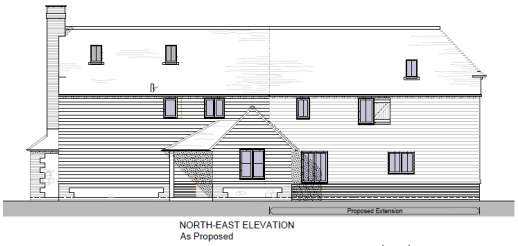




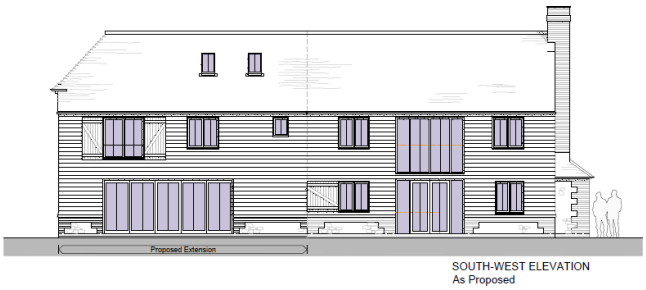


Revised Scheme









4.9 The majority of the proposed extension is located to the rear of the property, facing fields owned by the applicant's family, and will not overlook any neighbouring dwellings. The gross internal floor area will increase from 149.1 sqm to 249.1 sqm, representing a reduction from the 260 sqm initially proposed in the pre-application submission.

4.10 The scheme would not require the removal of any trees and bat surveys have been undertaken and which are attached to this application.

4.11 Due to the scheme being for a householder extension it is therefore exempt from requiring Biodiversity Net Gain or Water Neutrality.

5 APPRAISAL

5.1 The main issues in the consideration of the proposals are considered to be as follows:

- Design and Scale
- Impact on Residential Amenity

5.2 These are discussed below.

Design and Scale

5.3 The proposed extension has been developed with careful consideration of the site's rural context and in direct response to the feedback provided during the pre-application process. The design approach has ensured that the extension remains subordinate to, and visually integrated with, the existing converted barn.

5.4 The revisions to the roof design including the introduction of a half-hipped roof successfully create an asymmetrical form that reflects the style suggested within the Council's pre-application advice. This alteration softens the massing of the two-storey addition and helps retain the agricultural vernacular of the original barn form.

5.5 Additional amendments, such as incorporating a more vertical barn-like profile and reducing the size of glazed openings on the south west elevation, further enhances the rural character while ensuring the extension does not appear overly domestic in appearance.

5.6 The proposed materials, including black-stained chestnut feather-edge cladding or black cement board, facing brick with stone detailing, clay plain tiles, and black metal-framed openings, match or complement the existing palette. As a result, the development will read as an appropriate and coherent evolution of the existing dwelling. The proposal therefore accords with HDPF Policy 33, which requires development to relate sympathetically to its built and landscape context.

5.7 The scale of the extension is proportionate to the existing dwelling and appropriate for the generous plot and is not out of keeping with properties within the locality. The gross internal area increase from 149.1 sqm to 249.1 sqm has been reduced from the original pre-application submission, demonstrating a considered approach to maintaining balance between built form and the surrounding open landscape.

Importantly, the proposal does not introduce additional bedrooms but instead improves internal functionality and ensures modern living standards are achieved.

5.8 Overall, the proposal complies with HDPF Policies 25, 26, 28 and 33 through its sensitive design, appropriate massing, and adherence to the established rural character of the surroundings.

Impact on Amenity

5.9 The development will not result in any adverse impacts on neighbouring residential amenity. The extension is positioned predominantly on the rear (south west) elevation, orientated toward arable fields owned and managed by the applicant's family. As such, the proposal does not give rise to concerns regarding overlooking, loss of privacy, overbearing impact or overshadowing.

5.10 The nearest neighbouring dwelling, Palmers Cottage, lies to the east and is separated from the proposed works by distance, existing boundary treatments and the orientation of built form. No part of the extension faces directly toward this property, and the design does not introduce new windows that would create harmful overlooking. The retention of existing vegetative screening and the lack of any proposed tree removal provide further assurance that privacy levels will remain unaffected.

5.11 Given the substantial separation between the dwelling and nearby properties, combined with the rural character of the site, the proposal is not anticipated to generate noise, light, or activity that would be harmful to neighbouring occupiers. The development is therefore fully compliant with HDPF Policy 33, which safeguards residential amenity.

Biodiversity Net Gain

5.12 The proposal is exempt from BNG due to is householder status and will therefore not be required for this application.

6 SUMMARY

6.1 This planning application seeks permission for a sensitively designed two-storey extension to Northend Barn.

6.2 The proposal follows pre-application advice received from Horsham District Council, with the design being revised following the advice, including adopting an asymmetrical half-hip roof, reducing glazing on the south west elevation, and enhancing the barn-style appearance whilst removing the proposed ground floor rear extension.

6.3 The extension increases the gross internal area from 149.1 sqm to 249.1 sqm which is a reduction the pre-application submission and does not create any additional bedrooms. Instead, it modernises internal spaces and improves layout efficiency. Materials and architectural detailing match the existing barn conversion to ensure a coherent rural character that accords with local design policies.

6.4 The development is appropriately scaled, proportionate to the plot, and preserves the rural setting, consistent with HDPF Policies 25, 26, 28, and 33. Residential amenity impacts are negligible, as the extension faces family-owned fields and sits well away from neighbouring dwellings, avoiding issues of overlooking, overshadowing or dominance.

6.5 Overall, the proposal represents a well-considered, policy compliant extension that respects the character of the barn and its countryside surroundings whilst meeting the functional needs of the applicant.

Appendix A

Pre Application Advice

Horsham District Council

Charlotte Catton-Giltinane
Batcheller Monkhouse
102 Stratton House
Pulborough
RH20 2AZ

Our ref: PE/25/0197
Your ref:
Officer: Halima Chowdhury
Email: Halima.Chowdhury@horsham.gov.uk
Tel: 01403 215059
Date: 24th October 2025

Dear Ms Catton-Giltinane

Location: North End Barn West Chiltington Lane Coneyhurst Billingshurst

Details: Erection of a single and double storey extension to the existing property

Thank you for your recent enquiry regarding the above and my apologies for the delay in replying. I can advise as follows: -

North End Barn is situated on the western side of West Chiltington Lane in a rural countryside setting. The enquiry relates to a single and two-storey extension to the existing building. This scheme would require planning permission, and were an application to be submitted it would be considered against relevant policies within the Horsham District Planning Framework (2015) ('the HDPF') and the Billingshurst Neighbourhood Plan.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the scale and character of the existing dwelling. The policy also states that the cumulative impact of existing extensions will be taken into account.

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 Bill 2 of the Billingshurst Neighbourhood Plan seeks to ensure that development should, where practicable, incorporate features that are appropriate to the scale and nature in the overall design of development.

The existing dwelling was created from the conversion of a former agricultural building, with the extent and nature of the conversion retaining the agrarian character. The current scheme entails a significant addition to the existing building and would create a substantial detached dwelling on the site. There is clearly scope to extend the property but there are concerns as to the scale and form of what is currently being proposed. The extent of the additional width to the front and rear

elevations together with the design and proportions would result in a dilution of the simple proportions of the existing building, and at this stage there are significant concerns that this approach would be contrary to the aims of Policy 28, as well as Policies 32 and 33 of the HDPF.

It would be recommended that, prior to any application being submitted, that the proposed design be revisited. This should include consideration of reducing the width of the side extension at first floor level, with a pitched roof ground floor projection of greater width perhaps possible; a review of fenestration proportions to the rear, where additional vertical separation to ground floor glazing would significantly improve the elevation as a whole; omission of the additional ground floor (utility room) extension; and reviewing whether an asymmetrical roof form (with a barn-end over the extension) would improve the overall appearance of the resulting building.

Amenity Impacts

Policy 33 of HDPF states that planning permission will not be granted where the proposal results in unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise.

At this stage, and without the benefit of a site visit, it is likely that the relationship between the site and surrounding properties and land is such that there would be no unacceptable impacts to neighbouring amenity. This would be revisited as part of any planning application on the site and any public consultation responses received.

Conclusion

It would be recommended that further design work take place prior to the submission of a planning application. If the scheme can be developed to reflect the above advice, it would be recommended that an application be submitted to allow for public consultation and further consideration. Details on how to apply for planning permission can be found through the following link: -

https://www.horsham.gov.uk/planning/planning-applications/apply-for-planning-permission

I hope this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/25/0197 in your submission.

Yours sincerely

Halima Chowdhury
Planning Officer