



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0406

Westwells, Harbolets Road, West Chiltington, West Sussex, RH20 2LQ

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/25/2058 (Extensions and alterations to existing house and garage) to amend the design of the approved house extension.

RELEVANT PLANNING HISTORY:

DC/24/1822	Erection of a dwellinghouse and garage.	Application Permitted on 12.03.2025
DC/25/2058	Extensions and alterations to existing house and garage.	Application Permitted on 04.02.2026

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 40 - Sustainable Transport

Policy 41 - Parking

Thakeham Parish Neighbourhood Plan to 2031

Thakeham 6: Design

Thakeham 9: Development in the Countryside

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 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:

None

Parish Comments:

Thakeham Parish Council: No comments received

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:

This application seeks to vary condition 1 of planning permission DC/25/2058, which approved extensions and alterations to existing house and garage at Westwells. The proposed variation seeks to amend the design of the approved two storey extension, install a chimney to the side of this extension, along with associated alterations.

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 6 of the TNP states that the scale, height and materials of development should reflect architectural or historic characteristics of merit, as well as the scale of surrounding buildings and the wider area. Development should use local natural materials, particularly bricks and clay tiles, and avoid extensions disproportionate in scale and massing to the original building. Policy 9 adds that proposals will be supported where materials reflect the existing house and there is no significant increase in the building's footprint or height.

The proposed amendments to the approved two-storey extension would result in an increased 2.3 metre projection from the eastern elevation, increasing the size of the utility room on the ground floor, and bedroom 2 on the first floor. The amendments continue to use matching materials to that of the existing dwelling and the development as a whole, given the property's sizeable curtilage, would not appear unduly prominent or intrusive. The additional chimney on the south elevation will emulate the existing chimney and be of a similar height, ensuring it does not appear out of place to the original property.

Overall, the proposals would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling and 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 amendments, and their resulting relationship with adjoining properties, would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted no letters of representation objecting to the scheme have been received as part of the application process.

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 must be commenced by the 04.02.2029.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing buildings.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

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/26/0406

(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
Location & Block plan	Location and Block Plans	1183.15/01	05.03.2026
Floor plan	Proposed Floor Plans of House	1183.15/05	05.03.2026
Elevation plan	Proposed Elevations of House	1183.15/06A A	21.04.2026
Location & Block plan	Location and Block Plans	1183.12/01	10.12.2025
Elevation & Floor plan	Existing Floor Plan and Elevations of Garage	1183.12/04	10.12.2025
Elevation & Floor plan	Proposed Floor Plans and Elevations of Garage	1183.12/07	10.12.2025
Floor plan	Existing Floor Plans of House	1183.12/02	10.12.2025
Elevation plan	Existing Elevations of House	1183.12/03	10.12.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 28/04/2026

Authorising Officer sign/initial _____ Date: _____