



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0390
Beechmore, Castlegate, West Chiltington, West Sussex, RH20 2NJ

DESCRIPTION:

Front dormer and alterations to rear door and window arrangement.

RELEVANT PLANNING HISTORY:

DC/24/1805	Erection of a single storey rear extension, new roof with accommodation over part of the building with a new front door / entrance.	Application Permitted on 23.01.2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Neighbourhood Plan:

The West Chiltington Neighbourhood Plan has undergone examination with the examiner's recommendations now being considered. Of most relevance to this application is: -

Policy H2 Quality of Design

West Chiltington Common Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

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:

Parish Comments:

West Chiltington PC: No objection

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:

Planning permission was granted in January 2025 (DC/24/1805) to demolish a rear conservatory and erect a new ground floor rear kitchen extension, and to replace the pitched roofing on the main part of the dwelling at a higher ridge height to form new accommodation at first-floor level with a balcony terrace (patio doors) inset to the roof at the southern elevation, with associated alterations to fenestration.

This application seeks planning permission to add a front (east) facing roof dormer, with a hipped pitched roof set below the main roof ridge, to replace 2 rooflights permitted under DC/24/1805. Using tiled pitched roof materials to match existing. Also proposed is a reduction to the glazing to the previously permitted single-storey rear extension whereby the north elevation glazing is reduced to provide a window and glazed door. The number of roof lights at the west elevation is also proposed to be reduced from 4 to 3 and repositioned.

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.

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 proposal, including the siting of new replacement first-floor openings, and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 the submitted plans and application form.

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/26/0390

(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 plan	Site Location Plan	1440.100.07 C	16.03.2026
Site plan	Proposed Site Plan	1440.100.06 A	16.03.2026
Floor plan	Proposed First Floor Plan	1440.100.02 D	16.03.2026
Elevation plan	Proposed Elevations	1440.100.04 E	16.03.2026
Elevation plan	Proposed Elevations	1440.100.03 E	16.03.2026
Elevation plan	Existing Elevations	1440.100.13	16.03.2026
Floor plan	Proposed Ground Floor Plan	1440.100.01 F	16.03.2026

