



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2160

Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Erection of a two-storey rear extension to the existing dwelling, 2 dormers and 4x rooflights.
Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works.

RELEVANT PLANNING HISTORY:

DC/25/2059	Installation of a roof-mounted array of 18 solar panels onto the south/southeast-facing pitched roof of the existing ancillary outbuilding (Lawful Development Certificate - Proposed).	Application Permitted on 02.04.2026
PE/25/0056	Proposed two storey rear extension, insertion of dormers/rooflights, facade alterations, landscaping and all associated works.	Pre-Application Advice Given on 17.04.2025

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

Neighbourhood Plan:

Policy Bill 2 – Housing Design and Character

Policy Bill 3 – Energy Efficiency and Design

Parish Design Statement:

Billingshurst Design Statement

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:

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.

Southern Water: Standard informative

Parish Comments:

No Objection – Condition for the annexe

Representations:

One representation letter received in support of the application in order to extend a small home to cater for the residing family.

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 taken during Officer site visit. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF requires that extensions in the countryside are proportionate and respect the host dwelling, whilst Policies 32 and 33 seek high-quality design that responds positively to local character. In addition, Neighbourhood Plan Policy Bill 2 requires development to reflect local distinctiveness, achieve a high standard of design, and integrate well with its surroundings. Policy Bill 3 further encourages sustainable and well-considered design solutions.

The application has undergone a process of re-consultation following concerns raised in respect of the previous scheme, which was considered unacceptable due to excessive bulk, poor architectural composition and an overly dominant form. The revised proposal has reduced visual bulk and presents a more simplified form. As set out within the Planning Statement, the previous elongated and visually heavy massing has been rationalised, and the roof-scape simplified to provide a more unified and legible structure. The result is a development that appears more balanced and appropriately scaled in relation to the host dwelling.

In terms of appearance, the palette of materials is considered appropriate and of a high quality. The use of a red brick plinth, white/off-white render, timber clad dormers and dark grey slate roofing reflects

a cohesive and contemporary approach that remains sympathetic to the existing dwelling and rural context. The regularised fenestration and simplified arrangement of dormers further improve the overall visual coherence of the building.

The proposal is therefore considered to form a subservient addition that respects the scale, form and character of the host dwelling and wider area. It accords with Policies 28, 32 and 33 of the HDPF, as well as Neighbourhood Plan Policies Bill 2 and Bill 3.

The proposal also includes an extension of the residential curtilage to the host dwelling, located to the field directly north of the existing. Given the scale of the proposed extensions to the main dwelling, most of the existing residential curtilage would be consumed by the extension, therefore resulting in very little useable curtilage. To account for this, the existing paddock to the north would be utilised as the curtilage serving the main dwelling. Whilst the proposed curtilage is somewhat larger than the existing, overall, it would be of an appropriate scale to the dwelling it serves, and not too dissimilar to neighbouring properties. Furthermore, the field is also compartmentalised from the wider agricultural fields, and would not therefore appear out of context in this setting.

Annexe

During the Officer site visit it was noted that the annexe building is already physically present on site. The current proposal does not involve any material external alterations to the building, with the works limited to internal reconfiguration and upgrading of the accommodation. Given that there is no change to the footprint, scale or external appearance of the structure, the proposal would not result in any additional visual impact. The annexe would remain clearly ancillary and subservient to the main dwelling, consistent with the requirements of Policy 28. This approach is also supported by Parish comments, subject to appropriate condition.

Wind Turbine

The proposal also includes the installation of a micro wind turbine. This is a relatively small-scale structure designed to support renewable energy generation. The turbine is modest in size and typical of domestic-scale renewable installations. Given its limited scale and functional design, the turbine would not appear unduly prominent within the wider rural setting. Its siting within a generous plot ensures that it would not dominate the host dwelling or surrounding landscape. Furthermore, the provision of renewable energy infrastructure aligns with broader sustainability objectives, including HDPF Policy 35 and Neighbourhood Plan Policy Bill 3. On balance, the turbine is considered an acceptable addition that would not result in harm to the character or appearance of the area.

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.

The site is set within a spacious plot, with sufficient separation distances to neighbouring properties. The revised design, which has reduced bulk and improved massing, further limits any potential impacts in terms of over-bearing, overshadowing or loss of outlook.

The positioning of openings and the overall layout are such that there would be no significant overlooking or loss of privacy. The annexe, being an existing structure with no external alterations, would not introduce any additional amenity impacts beyond the established situation.

With regard to the wind turbine, due to its modest scale and separation from neighbouring properties, it is not considered that the proposal would give rise to unacceptable noise, disturbance or visual intrusion. The equipment is designed for domestic-scale use and would operate within acceptable parameters. Overall, the proposal would not result in any unacceptable harm to neighbouring amenity and is therefore compliant with Policy 33 of the HDPF.

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 revised scheme represents a significant improvement over the previously refused design, addressing concerns relating to scale, massing and architectural quality. The proposal now presents a well-balanced and coherent addition that is sympathetic to the host dwelling and surrounding character. The annexe involves no external changes and remains clearly ancillary, whilst the wind turbine is of an appropriate scale and contributes towards sustainable development objectives. There would be no unacceptable impact on neighbouring amenity.

Accordingly, the proposal is considered to accord with Policies 28, 32 and 33 of the HDPF and relevant Neighbourhood Plan policies. It is therefore recommended that planning permission be granted, subject to appropriate conditions.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	303m2	236m2	67m2
		Total Gain	67m2
		Total Demolition	0m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

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 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).

- 4 **Regulatory Condition:** The wind turbine hereby permitted shall be erected and maintained in strict accordance with the approved details. In the event of the wind turbine ceasing to be used, the turbines shall be removed from the land, and the land returned to its previous condition, as soon as is reasonably practicable and be no later than six months after the cessation of use.

Reason: In the absence of demonstrable need, there is no justification for the retention of the panels and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The accommodation within the annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Palmers Stud, West Chilton Lane, Billingshurst (as identified on the approved plans) and shall not be severed or used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to 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/25/2160

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing	A401 REV C	13.05.2026
Location & Site plan	Proposed	A402 REV G	13.05.2026
Floor plan	Existing main dwelling	A101 REV E	24.12.2025
Floor plan	Proposed main dwelling	A102 REV F	17.04.2026
Roof plan	Proposed main dwelling	A107 REV F	17.04.2026
Elevation plan	Existing main dwelling	A201	06.01.2026
Elevation plan	Proposed main dwelling	A202 REV F	17.04.2026
Floor plan	Existing annexe and roof	A108	06.01.2026
Floor plan	Proposed annexe and roof	A109	06.01.2026

Elevation plan	Existing annexe	A203	06.01.2026
Elevation plan	Proposed annexe	A204	06.01.2026
Plans	Proposed turbine	A403 REV F	09.01.2026
Supporting Docs	Room Schedule	A603 REV E	24.12.2025
Supporting Docs	Turbine specification	NONE	24.12.2025
Supporting Statement	Planning statement V2.0	NONE	17.04.2026
Design & Access Statement		NONE	06.01.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 15.05.2026