DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1083
The Burrows, 2 Badgers Wood, West Chiltington, West Sussex, RH20 2RJ

DESCRIPTION:
Conversion and extension to garage to form home office, gym, sauna, wet-room, carport and store.

RELEVANT PLANNING HISTORY:
There is an extensive planning history for the site, none of which is directly relevant to this current application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Neighbourhood Plan:
West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

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
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:
Southern Water: Comment in respect of the position of an existing sewer and water main assets crossing/in the vicinity of the development site in the top left corner of the site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

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.

Parish Comments:
No objection but requests that a condition be attached to any approval that the converted garage must remain ancillary to the main residence and not be used for commercial purposes.

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 supplied by the agent. 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.

The application site is located at the north side of a suburban style cul-de-sac Badgers Wood, within the built-up area of West Chiltington Common. The Burrows is a detached bungalow set centrally within the plot with a detached pitched roofed double garage located at the eastern side boundary. The boundary treatment consists of boundary brick wall (at the front) and additional close board timber fencing and vegetation to sides and rear. A wide double timber gate entrance provides access to a spacious block paved parking area between the garage and the dwelling.

Planning permission is sought for conversion of the garage to provide a home office, gym, sauna, wet-room and store. An extension is proposed to the side to create a covered car port, to facilitate this extension the reposition of an adjacent retaining wall is proposed.

The external alterations would create a more domestic appearance to the outbuilding. The scale and form would though remain clearly subservient to the principle dwelling and the outbuilding would not be seen as a separate planning unit. The side car port extension represents a modest addition which would not be unduly prominent in views from surrounding properties and land. The proposal is considered appropriate to the character and appearance of the existing dwelling and would not harm the character or appearance of the wider area.

The proposal would not result in the notable loss of any significant soft landscaping within the site boundaries, and no further landscaping is considered necessary to the make the visual impact of the proposal acceptable.

The visual impact of the proposal is therefore 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 single storey garage extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

The garage conversion would introduce a use(s) of the building which would be of a scale and nature that would be incidental to the principal dwelling. It is considered that use in such a manner would not create significant potential for harmful levels of noise or disturbance, with no evidence to suggest a home office of the layout or size proposed would lead to a material change of use (for which planning permission would be required).

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development and use in an incidental manner 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.

Other Considerations

The proposal would not alter existing foul or surface water drainage arrangement at the site, and no further details of either are considered necessary.

The siting of the outbuilding and car port extension would not be in close proximity in sewers running along the highway, and no further details are needed as part of this planning application. A note to applicant is though recommended to advise the applicant.

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 those indicated on the application form and approved plans.

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

4 **Regulatory Condition**: The building hereby permitted shall be used solely in accordance with the approved plans for purposes incidental to the occupation and enjoyment of the dwelling at The Burrows, 2 Badgers Wood (as identified on the approved plans). The building shall not be used for overnight accommodation or as an separate unit of accommodation.

Reason: To ensure that the approved development is water neutral, thus avoiding contribution to the possible adverse effect upon the integrity of the Arun Valley Special Area of Conservation, Special Protection Area and Ramsar designations, as the establishment of an additional independent unit of accommodation would lead to an unsatisfactory relationship between independent units of living accommodation, and in accordance with Policies 31, 32 and 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/25/1083
(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		NONE	01.07.2025
Location plan		D 0625/754/01	01.07.2025
Site plan		D 0625/754/02	01.07.2025
Floor plan	Existing Garage and Roof	D 0625/754/03	01.07.2025
Floor plan	Proposed Garage	D 0625/754/04	01.07.2025
Roof plan	Proposed Garage	D 0625/754/05	01.07.2025
Elevation plan	Existing Garage	D 0625/754/06	01.07.2025
Elevation plan	Proposed Garage	D 0625/754/07	01.07.2025
Section plan	Proposed	D 0625/754/08	01.07.2025
Photos	Montage of Street Scenes	D 0625/754/09	01.07.2025

Plans	Indicative Visuals	D 0625/754/10	01.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 19.08.2025

Authorising Officer sign/initial Guy Everest Date: 26.082025