



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0694

Brook Cottage, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:

Erection of a greenhouse.

RELEVANT PLANNING HISTORY:

DC/23/1061	Erection of an outbuilding within front curtilage.	Withdrawn 29.08.2023
DC/25/1571	Erection of a dwarf wall Victorian greenhouse with cast aluminium frame, spandrels and capping and 4mm toughened safety glass.	Withdrawn 06.01.2026

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 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
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 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
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:

HDC Conservation Officer: No Objection

HDC Arboriculture: No Objection / Advice

Parish Comments:

West Chiltington Parish Council: 'Leave to Conservation Officer'.

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:

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.

Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Paragraph 212 of the NPPF (2024) states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Brook Cottage is a Reginald Fairfax Wells Cottage (a Locally Listed Building) located within the West Chiltington Lanes Conservation Area and West Chiltington Common BUAB. Brook Cottage is a typical Wells House consisting of brickwork coated in a whitewashed slurry with small windows under a thatched roof.

Planning permission is sought to erect a detached dwarf wall Victorian style greenhouse within the front garden curtilage, measuring 3872mm width, 2935mm depth, with roof ridge height 3078mm, eaves height 1692mm. The building includes a porch feature to the front of width 1972mm with front gable. The greenhouse to have a brick base and Victorian style frame with clear glazing. It is proposed that existing soil is removed to allow the formation of a base for the new structure.

The enduring character of the West Chilton Lanes Conservation Area was developed in the early twentieth century by the architect, Reginald Fairfax Wells. He designed and built dwellings of various sizes based on Arts and Crafts ideals and to provide rural retreats for residents. The dwellings have an organic appearance and are constructed using locally available materials. Brook Cottage and its immediate neighbours are Wells Cottages and are good examples of the buildings designed and built by Wells.

The proposed building will be placed forward of the established building line however the greenhouse is considered to be of a scale and design which sits within a garden context and doesn't appear overly prominent. It is considered that the proposed greenhouse would not detract from the appreciation of the locally listed building and would preserve the character of the conservation area.

The proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is acceptable 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.

Arboriculture:

The structure is proposed to be sited to the South of a Magnolia tree in the front garden of the property. The tree is of small domestic scale and does not pose a constraint on potential development of the property.

There is a mature beech tree situated opposite the driveway access, across the Lane at the property "Thatchers". This tree is of significant visual amenity value and makes a positive contribution to the character of the Conservation Area. The siting of the greenhouse is close to the periphery of the recommended root protection area for this tree however, due to the position of the road and underground utilities beneath it, it is likely that significant rooting of the beech will not be prevalent within the area of proposed excavations.

In summary, there are no significant arboricultural concerns with the proposed erection of the greenhouse.

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 greenhouse building and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) 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).

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/26/0694

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Site, Location and Floor Plan	289/100 REV A	06.05.2026
Supporting Docs	Certificate B	NONE	28.04.2026
Photos	Greenhouse Frame & Roof	NONE	28.04.2026
Elevation plan	and Roof	NONE	28.04.2026
Plans	Rushby with 1 Bay Rugby Porch	NONE	28.04.2026
Elevation plan		NONE	28.04.2026
Supporting Statement	Heritage	289/2	12.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 30.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 06.07.2026