DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0911
Holland Cottage, Church Street, West Chiltington, West Sussex, RH20 2JW

DESCRIPTION:

Replacement garden stair.

RELEVANT PLANNING HISTORY:
None.

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 34 - Cultural and Heritage Assets

West Chiltington Neighbourhood Plan:
West Chiltington Neighbourhood Plan is currently under examination, at present there is no made plan.

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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.

Parish Comments:

No objection.

HDC Conservation Officer Comments:

No objection.

In principle there would be no objection to the replacement of the stair, however it is the detailing and the extent of any engineering works which are key to ensuring the proposal does not result in harm to the conservation area. A condition would therefore be suggested requiring details of the gate and handrail, as well as the working drawings setting out the extent of any ground works into the slope on either side of the existing stair.

Additional information was later received and the Conservation Officer confirmed this was sufficient to meet the above comments, therefore removing the pre-commencement condition.

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. A site visit was carried out as the site falls within the West Chiltington Conservation Area.

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.

Holland Cottage on Church Street is a detached dwelling within the West Chiltington Conservation Area and the built-up area boundary. The existing staircase is unusable due to its depleted condition, therefore making it unsafe to use in wet weather. Some of the stairs are broken and rotted, making them dangerous to use.

The replacement stairs have been carefully considered as the site falls within the conservation area. the existing materials is timber frame. The proposal is to replace the timber steps in masonry construction, which will improve the longevity, aesthetics and safety of the stairs. The proposed materials are face brickwork risers (to closely match existing garage) and flat sandstone goings. This will improve the overall appearance and wider amenity of the stairs, whilst also making them safe to use again.

The proposal 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 proposed replacement stairs and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Heritage Impacts

Paragraph 212 of the NPPF 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 (and the more important the asset, the greater the weight should be). Paragraph 213 continues to state that any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or for of development within its setting), should require clear and convincing justification.

Policy 34 of the HDPF seeks to conserve and sustain the heritage assets that are within the district. It ensures that development within conservation areas is consistent with the special character of buildings and areas of which they are located within.

Following consultation with the HDC Design and Conservation Officer, there is no objection to the replacement of the stair. However, additional information with respect the detailing and extent of engineering works is considered necessary to ensure that the proposal does not harm the special character of the Conservation Area. A condition is therefore recommended to require the submission of these details. This is considered reasonable and necessary to ensure that the proposal preserve and enhance the Conservation Area. Subject to this, the proposal is considered to accord with the above policies.

Additional information was later received and the Conservation Officer confirmed this was sufficient to meet the above comments, therefore removing the pre-commencement condition.

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 to be used in the development hereby permitted shall strictly accord with those indicated on the application form and proposed 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).

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/25/0911
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement	Heritage	NONE	02.06.2025
Location & Block plan	Site Location & Block Plan	A000	02.06.2025
Section plan	Existing & Proposed Stair Sections	A300	02.06.2025
Layout plan	Existing Stairs Plan	A100	02.06.2025
Layout plan	Proposed Stairs Plan	A110	02.06.2025
Details plan	New gate and handrail details	A501	07.08.2025
Details plan	Construction details of proposed steps	A500	07.08.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/08/2025

Authorising Officer sign/initial RHERMITAGE Date: 11.08.2025