



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0688

4 Silver Glade, West Chiltington, West Sussex, RH20 2RQ

DESCRIPTION:

Variation of Condition 1 of previously approved application reference DC/25/1694 (Conversion of garage to form habitable living space, with connection to bungalow on side (east) elevation. Erection of an attached single garage. Addition of dormer to front (south) elevation) for a change of roof pitch.

RELEVANT PLANNING HISTORY:

DC/25/1694	Conversion of garage to form habitable living space, with connection to bungalow on side (east) elevation. Erection of an attached single garage. Addition of dormer to front (south) elevation.	Application Permitted on 07.01.2026
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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 34 - Cultural and Heritage Assets

West Chiltington Neighbourhood Plan

Policy H3 Quality of Design

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

Parish 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:

Conservation Officer: No objection.

Parish Comments:

None received

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:

Background

Planning permission was granted in January 2026 for the conversion of garage to form habitable living space, with connection to bungalow on side (east) elevation. Erection of an attached single garage. Addition of dormer to front (south) elevation.

The current application proposes to change the roof pitch of the single storey roof by increasing it 5 degrees.

There have been no material changes in circumstances since the planning application was originally approved and the principle of development remains acceptable. The key considerations raised by the proposed amendments are set out below.

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 aims to maintain that development make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

The proposed alteration to the single storey roof pitch from 30 degrees to 35 degrees would result in marginal increase in ridge height. Nonetheless, due to the single storey nature of the structure the development would still appear subordinate to the host dwelling. Following consultation with the Council's Conservation Officer, it is considered satisfactory that the increase in roof pitch will not affect the character of the conservation area.

The proposed amendments to the approved scheme are considered to be modest in nature and would not seek to significantly alter the scale, form or design of the previously approved scheme. The proposed alterations are considered to be appropriate and would not have an adverse impact on either the character of the site, the West Chiltington Conservation Area nor the wider surrounding area. The visual impact of the proposal is therefore considered acceptable and in accordance 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 proposed amendments to the approved scheme would not have a detrimental impact on neighbouring amenity beyond that of the previous approval. The amenity impacts are therefore considered acceptable and in accordance with the above policy.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an ad-verse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habi-tats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their pro-gramme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 NOT USED

- 3 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

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/26/0688

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	A102 REV B	28.04.2026
Location plan		L01 REV B	12.11.2025
Block plan		B01	21.10.2025
Elevation & Floor plan	Existing	A101	21.10.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 22.06.2026