



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0148

Coppins, West Chiltington Lane, Coneyhurst, West Sussex, RH14 9DN

DESCRIPTION:

Erection of a single storey side extension.

RELEVANT PLANNING HISTORY:

DC/18/0419	Variation of condition 2 to previously approved DC/17/2726 (Demolition of existing bungalow and erection of replacement two storey dwelling with 2x first floor balconies to rear and detached triple garage). Re-positioning of three bay garage.	Application Permitted on 20.04.2018
DISC/18/0055	Approval of Discharge of conditions 3,5 and 7 on DC/17/2726	Application Permitted on 30.04.2018
DC/18/0265	Creation of a new vehicular access onto West Chiltington Lane and alterations to existing driveway	Application Permitted on 11.04.2018
DC/17/2726	Demolition of existing bungalow and erection of replacement two storey dwelling with 2x first floor balconies to rear and detached triple garage	Application Permitted on 01.02.2018

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

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

Billingshurst Neighbourhood Plan 2019-2031

Policy Bill 1 - Billingshurst built-up area boundary

Policy Bill 2 - Housing design and character

Billingshurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality

Policy 19: Development Quality

Policy 20: Development Principles

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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: No objection. Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected.

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Parish Comments:

Neutral.

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

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

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 Bill 2 of the Billingshurst Neighbourhood Plan states that development proposals should be guided by the Billingshurst Parish Design Statement and should reflect the scale and local vernacular of the surrounding buildings and use materials that are in keeping with those used in existing buildings in the immediate locality.

Coppins is located on West Chiltington Lane in Coneyhurst, accessed via a private track set back from the public highway. The property sits within a rural, low-density setting, surrounded by a small cluster of dwellings and agricultural land, away from any public viewpoints. The house occupies a generous plot and is enclosed by close-board fencing and planting, providing privacy on all sides. The site falls outside of the built-up boundary of Billingshurst. The proposed extension is for the use as an ancillary annexe, with a kitchen, bathroom/dressing area and master bedroom.

The extension would be clearly subservient to the host building and although of a contrasting roof form, its siting behind an existing high garden wall and alongside the detached garage would ensure the extension is well screened. The extension would not be disproportionate to the existing, with the size of the resulting dwelling not inappropriate in relation to the incidental curtilage. 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 extension and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 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.

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 all new external walls, windows and pitched 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/26/0148

(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
Floor plan	Existing	572_EX_100	29.01.2026
Elevation plan	Existing	572_EX_200	29.01.2026
Design & Access Statement		NONE	29.01.2026
Site plan	Existing and Proposed, Block	572_000	29.01.2026
Floor plan	Proposed	572_100	29.01.2026
Floor plan	Existing and Proposed	572_101	29.01.2026
Elevation plan	Proposed	572_200	29.01.2026
Location plan		NONE	29.01.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 19/03/2026

Authorising Officer sign/initial Guy Everest Date: 26.03.2026