

PULLEN ARCHITECTURE

PLANNING STATEMENT

Erection of a two storey rear extension

The Barn

West Chiltington Lane . Billingshurst . West Sussex . RH14 9DP

Doc No: 688-605

Date: 31.03.2026

Status: Discharge of Conditions



1. Introduction

This Planning Statement is provided in support of the discharge of conditions for the erection of a two storey rear extension to The Barn, West Chiltington Lane, Billingshurst, West Sussex. RH14 9DP. It sets out the planning principles in support of the application and identifies the development in detail and context with its setting within the surrounding landscape.

This document should be read in conjunction with the various drawings and documents submitted as part of this planning application.

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2. Assessment and Surrounding Context



Built some 15 years ago, as a replacement dwelling following the loss of the original house to fire in 2008, “The Barn” is a detached 3-bedroom residential property set over two floors located in a rural location on the west side of West Chilmington Lane, to the north of the railway line and approximately two miles east of Billingshurst and civil parish in the Horsham District of West Sussex.

Billingshurst is a large village located approximately eight miles Southwest of Horsham. Located on Stane Street, the Roman Road that linked Chichester to London, Billingshurst is a mixture of history and modern facilities that would typically be more likely to be found in a small town.

The site is situated in a rural location with mature hedging to the front, screening the property from the road. The plot of approximately 1.2 acres, is set mainly to lawn, and raised terrace areas, the remainder of the site and bounded by a mixture of mature trees, planting, and timber fencing.

The site is adjoined by paddocks and open farmland to the south and west, while an eclectic mix of large, detached property styles lie to the north and east.

Directly to the south of the main house lies a detached oak frame garage, while further south lies more garden laid to lawn, with a paddock and stables beyond, encompassing the remaining portion of the site curtilage.

The property is approached via a gated entrance directly off West Chilmington Lane, leading to a paved drive progressing into the site and along the southern side of the house with ample parking and garaging beyond.

The current property is of traditional construction, with horizontal oak clad facades above brick plinth detailing and brown UPVC windows and external doors, which is all set below a series of simple pitched roofs dressed in clay tiles.

The current dwelling, with the bedroom accommodation within the roof space presents the form and appearance of a rural barn style property while ensuring the ridge heights are kept to a low level, a design approach repeated with our proposals. Furthermore, the continuing use of timber cladding, brick plinth and clay tiled roof ensures the building retains its rural character and continues to sit comfortably within its rural setting.

The site lies outside the South Downs National Park, and outside the defined settlement policy boundary and is considered a countryside location where the rural policies of the development plan apply. Therefore, any proposal should be mindful to conserve and enhance the character and appearance of this rural setting.

The site falls within the Environment Agency Flood Zone-1, and therefore considered not to be affected by sources of flooding.

The property is not listed with Historic England, nor can we find any evidence to suggest that it has been identified as being of local historic/architectural interest.

The main views from the property look south and west, creating a rural sensation, while to the north mature planting and hedgerow runs along the boundary supporting an abundance of wildlife. The property also benefits from a west facing raised terrace overlooking private gardens and paddocks beyond.

The property is approached via a gated entrance and driveway directly off West Chiltington Lane, which gently rises as it continues westwards into the site, leading to ample parking, and detached garage. The site entrance will not be affected by the proposed works.

3. Planning History

The current dwelling house was built approximately 15 years ago, as a replacement dwelling following the loss of the original house to fire in 2008. Since then, the property has remained in its permitted form and scale.

4. Relevant Planning Policies

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25- Strategic Policy: The Natural Environment and Landscape Character

Policy 26- Strategic Policy: Countryside Protection

Policy 28- House Extensions in the Countryside

Policy 31- Green Infrastructure and Biodiversity

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 40- Sustainable Transport

Policy 41- Parking

Billingshurst Parish Neighbourhood Plan 2019-2031

Policy BILL - 2 – Design and Character

Policy BILL - 3 – Energy Efficiency and Design

Character and Appearance

Policy 32 and 33 of the Horsham District Planning Framework (HDPF) seeks to ensure that development promotes a high standard and quality of design 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 Billingshurst Parish Neighbourhood Plan states that proposals for residential development will be supported where the scale and character of the proposals respect the landscape and its features, valued views in and out of the settlement, the local streetscape, and heritage assets. Development should demonstrate high quality design that is in keeping with the scale and existing character of buildings and layout.

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.

Impact on Parking Arrangement

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Water Neutrality

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 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.

Albeit the application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham, no additional sanitary facilities being proposed, and therefore it is suggested that the proposed scheme does not adversely impact or effect the current draw on water supply.

5. Proposals



The current house, albeit in a delightful setting, is not conducive with family living. Comprising only three bedrooms the house also lacks an element of cohesion between the utilitarian and family spaces, along with any functional formal front entrance, which combined with the current incongruous layout, presents a wonderful opportunity to extend and remodel a portion the property, creating a more appropriated four-bedroom family home.

Our scheme seeks to sympathetically remodel the property, both internally and externally to provide not only the desired accommodation, but also a more flowing transition between the various spaces, while maintaining a defined yet cohesive layout internally, and appearance externally.

A key feature of this delightful property is its location and rural charm, which we have been mindful to maintain while remodelling the current layout.

Firstly, we propose to improve the arrival experience from the parking area to the house, welcoming visitors to the shelter of a traditional oak framed porch and everyday entrance door, before venturing on into the main body of the house.

The formal entrance hall and reception rooms will remain unaltered, although we have explored options to improve the transmission between the formal and utilitarian spaces.

The kitchen is so often the hub of the house, albeit the current arrangement is not conducive with current family living. Consequently, we propose introducing a new open-plan kitchen/dining living space by extending the ground floor westwards, creating a light and airy family space with a series of glazed bi-fold doors affording views and seamless access out onto the rear terrace area and gardens beyond.

As part of the process, we have suggested removing the current incongruous front door and window arrangement (albeit at the rear of the property) in favour of a remodelled entrance lobby in place of the current dining area, while the current kitchen now becomes a utility/boot room. The remainder of the ground floor layout would remain unaltered.

At first floor, and within the roof space above the ground floor extension, we propose creating a much need additional fourth bedroom with en-suite facility, albeit current bedroom four remains a small bedroom, which could double up as a study with a sofa bed.

Additionally, the proposals are intended to follow inclusive design principles, ensuring that the new spaces allow ease of access and mobility. Externally, new doors and access points will enable all abilities to enter the building, including ensuring level thresholds and doors that have an appropriate width. Internally, spaces will allow accessibility for both ambulant and non-ambulant people unaided, with generous landing spaces and appropriate door openings. Furthermore, the internal spaces will allow for adaptability, future proofing the building and allowing continual adaption to meet the occupant's needs.

A sensitive palette of external materials and finishes will complement the evolving architectural language of the built forms and surrounding. Constructed using traditional materials along with introducing elements of timber cladding, sympathetically mirroring the neutral tones of the existing materiality in the area, while juxtaposed against slim framed glazing, proffering more contemporary forms and detailing, while ensuring a nod to the rural character of the current dwelling.

6. Use

The Barn is a private dwelling house and domestic curtilage with adjacent paddocks, all bounded by open farmland and paddocks. No change is intended.

7. Amount (gross internal floor areas)

Existing

Ex.Ground floor area	- 94m ²
Ex.First floor area	- <u>76.m²</u>
Total	170m ²

Proposed

Ground floor area	- 166m ²
First Floor area	- <u>129m²</u>
Total	295m ²

Increase in Ground floor area = 125m² (This represents a percentage increase of 73%)

8. Scale

We have adopted a sensitive design approach for this scheme, namely the siting of the additions and their forms, harmoniously juxtaposed against the host dwelling.

The way in which the proposals have been considered, reduce the affect of any size increase, partly by shape and form, with the introduction of stepped facades and levels, and partly by the choice if external materials and finishes, which ensure respect to the host buildings. This approach presents a subservient status for the additional elements while reinforcing the original buildings remain the prominent built forms when viewed from the wider landscape.

9. Layout

The layout of the site with reference to the existing house and ancillary outbuildings provide constraints that have influenced the design approach adopted for these revised proposals, while the new layout benefits from being orientated to harness passive solar gain.

The overall shape of the plot is, to all intents and purposes an irregular rectangular shape. The existing detached dwelling house with its mature garden occupies the northern portion of the plot, with a mixture of native hedging and mature tree planting. The remainder of the application site is bounded by a mixture of post and wire/rail fencing.

Access to the property will remain unaltered, via a gated entrance and driveway directly off the lane, and gently rises as it continues westwards into the site, leading to ample parking, and detached garage to the south.

We propose to improve the arrival experience from the parking area to the house, welcoming visitors to a remodelled south facing entrance door, and covered porch, before venturing on into the main body of the house.

The hall and reception rooms remain unaltered, although we have explored options to improve the transmission between the formal and utilitarian spaces.

The ground floor extension accommodates a new open-plan kitchen/dining living space, which extends westwards, creating a light and airy family space with a series of glazed bi-fold doors affording views and seamless access out onto the rear terrace area and gardens beyond.

As part of the process, we have suggested removing the current incongruous front door and window arrangement (albeit at the rear of the property) in favour of a remodelled entrance lobby in place of the current dining area, while the current kitchen now becomes a utility/boot room. The remainder of the ground floor layout would remain unaltered.

At first floor, and within the roof space above the ground floor extension, we propose creating a fourth bedroom with en-suite facility. The remainder of the first-floor layout will remain unaltered.

10. Appearance

The current dwelling, with the bedroom accommodation in the roof space presents the form and appearance of a rural barn style property while ensuring the ridge and eaves heights are kept to a low level, a design approach repeated with our proposals. Furthermore, the continuing use of timber cladding, brick plinth and clay tiled roof ensures the building retains its rural character and continues to sit comfortably within its rural setting.

The appearance and setting of the existing dwelling will not change, while the proposals have been introduced to areas where enhancements to the building's presence can be beneficially introduced.

A sensitive palette of external materials and finishes will complement the evolving architectural language of the built form and surrounding. Constructed using traditional materials along with introducing elements of timber cladding, sympathetically mirroring the neutral tones of the existing materiality in the area, while juxtaposed against slim framed glazing, proffering more contemporary forms and detailing, while ensuring a nod to character of the existing building.

11. Landscaping

The remoteness of the site, combined with the character of the surrounding landscape, ensure the site is not visible from road or public rights of way. No change to the landscaping is intended.

12. Access

As previously mentioned, the property is approached via a gated entrance directly off West Chiltington Lane, leading to a paved drive progressing into the site and along the southern side of the house with ample parking. To the north lies the dwelling house and a detached garage barn to the south. The site entrance will not be affected by the proposed works.

13. Flood Risk Assessment

The site lies within The Environment Agency Flood Zone-1, and not considered not to be affected by sources of flooding, while the applicant is not aware of any previous flooding affecting the site.

14. Sustainability

It is the applicant's intention to ensure, where possible, the proposals are built applying sustainable principles and they comply with and exceed current thermal insulation requirements, while embracing passive solar gain and energy efficient led design approach, i.e., high performance insulation materials to reduce energy demand in winter and overheating in the summer.

The proposals will include where possible the following measures.

- Locally sourced materials to avoid use of energy associated with importing/transportation.
- Selection of natural materials that do not incur high energy and manufacturing costs.
- Low energy services
- Water efficient appliances/fitting.
- Detailed thermal analysis.

15. Biodiversity Enhancement

Biodiversity Enhancement Layout is attached with this application. It is included the product descriptions, locations, orientations and heights for biodiversity enhancements.

As you can see from the attached layout, there are two types of Bat Boxes are proposed. Although typically a single bat box would be enough for two roosting bats but Pipistrelle's and Brown Long-eared bats have quite different roosting requirements so the two bat boxes being installed reflect their individual preferences.

The additional examples of bat roosts which can be incorporated into the roof tile built extension can be treated as further enhancements if client wants to accommodate bats further but are not essential.

All new extension roof to have bat friendly bituminous roofing felt. TLX Batsafe membrane is just as bat safe as Felt Type 1, but TLX is breathable and has better thermal properties.

16. Conclusion

The design principle is to sensitively extend the existing house with deference to the host dwelling, while ensuring it remains the prominent built form when viewed from the wider landscape.

The appearance and setting of the existing dwelling will not change, while the proposals have been introduced to areas where enhancements to the building's presence can be beneficially introduced.

We believe these proposals are sensitively conceived and will greatly improve the layout of the current property as well as improving its usage and facilities, without adversely detracting from the existing dwelling or the surrounding context of the area.

Careful consideration has been given to the available guidance, whilst creating a scheme that demonstrates the evolving development of the property.

In considering the above, we trust that this application will be supported.

Trevor Pullen
For and on behalf of Pullen Architecture
31st March 2026