

Heritage Statement

Address of Proposal.

New Spinney. Spinney Lane, West Chiltington, West Sussex. RH20 2NX

Introduction.

The proposal is for a single storey rear extension and internal alterations, to provide additional, improved domestic accommodation.

New Spinney is a non-Listed Building within the West Chiltington Lanes Conservation Area

This Heritage Statement has been prepared to accompany a planning application for works to a non-listed building located within the West Chiltington Lanes Conservation Area, West Sussex.

The statement assesses the significance of the Conservation Area, the contribution made by the application site, and the impact of the proposed works in accordance with:

- Sections 16, 66 and 72 of the **Planning (Listed Buildings and Conservation Areas) Act 1990**
- The **National Planning Policy Framework (NPPF)**, particularly Sections 16 and 12
- Horsham District Planning policies and guidance

Site Description.

The application site comprises a non-listed residential building situated within the defined boundary of the West Chiltington Lanes Conservation Area. The building is of modest scale and sits within a predominantly semi rural setting characterised by:

- Narrow historic lanes
- Low-density development
- Mature landscaping and hedgerows
- A varied but traditional palette of materials

The property is not individually listed and is not identified as a positive or key building in the Conservation Area Appraisal.

The West Chiltington Lanes Conservation Area.

The West Chiltington Lanes Conservation Area is designated for its special architectural and historic interest, derived primarily from:

- Its dispersed rural settlement pattern
- Historic lanes reflecting medieval field systems
- Informal building groupings
- Strong relationship between buildings, landscape, and topography

Buildings within the Conservation Area vary in age and style, but the overall character is unified by:

- Traditional domestic scale
- Use of vernacular materials such as brick, tile, timber, and render
- Soft landscape boundaries rather than formal urban frontages

Significance of the Application Site.

As a non-listed building, the application property makes a neutral contribution to the significance of the Conservation Area.

The building does not detract from the significance of the Conservation Area and provides a suitable context for sensitive alteration or enhancement.

Description of the Proposed Works.

The proposed works comprise:

- Demolition of existing single storey flat roof rear extension and the construction of a single storey rear extension under a pitched roof incorporating roof lights

The design has been developed to respond positively to the established character of the Conservation Area through:

Retention of the existing building's overall scale and form

- Use of materials that reflect the local construction.
- Subordinate massing to ensure the original building remains visually dominant

Assessment of Impact on Heritage Significance.

The proposed works have been carefully considered to ensure that they preserve the character and appearance of the West Chiltington Lanes Conservation Area.

Key heritage impacts include:

- **Scale and Massing:** The proposals are modest and subordinate, avoiding harm to the established streetscape.

- **Materials and Detailing:** Materials are sympathetic to those traditionally found within the Conservation Area.
- **Views and Setting:** No significant views or landscape features will be harmed.

Overall, the proposals will result in no harm to the significance of the Conservation Area, and in some respects may enhance the appearance of the site through improved design and materials.

Policy Compliance.

The proposals accord with:

- **NPPF Paragraph 205**, which requires development to preserve or enhance Conservation Areas
- **Local Plan policies** relating to heritage assets and design quality

As no harm to heritage significance has been identified, the proposals are considered fully compliant with national and local heritage policy.

Conclusion.

The application site is a non-listed building that makes a neutral contribution to the significance of the West Chilton Lanes Conservation Area.

The proposed works have been sensitively designed to respect the area's rural character, scale, and materials, and will preserve the character and appearance of the Conservation Area in accordance with statutory duties and planning policy.