



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1113

Whiteoaks , Monkmead Lane, West Chiltington, West Sussex, RH20 2NH

DESCRIPTION:

Demolition of existing conservatory and erection of a two storey extension to northern elevation, conversion of garage into habitable living space, replacement of all windows, installation of new roof covering, installation of new rendering, extension and repositioning of the existing driveway with the erection of a new gated entrance.

RELEVANT PLANNING HISTORY:

None Relevant

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

Neighbourhood Plan:

West Chiltington Submission Neighbourhood Plan 2023

Policy H3 - Quality of Design

Policy EH3 – Protection of Tree and Hedgerows

Policy EH8 - Landscape Character and Important Views

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:

Parish Comments:

No Objection - The Parish Council does not object to this application but would draw the applicant's attention to the West Chiltington Neighbourhood Plan (WCNP 2031) Policies EH3 and EH8 when

considering the treatment of the frontage of the property; they should try to maintain and improve hedgerows and the verdant street scene.

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

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 H3 of the West Chiltington Neighbourhood Plan requires proposals for extensions and alterations to existing dwellings to be of a high quality and designed to reflect local character and, where appropriate, reinforce local distinctiveness. It also seeks appropriate treatment of detailed design matters, including planted boundary treatments. Policy EH3 seeks to avoid the loss of, or adverse impacts upon, trees and hedgerows of arboricultural, amenity or historic value and encourages the retention, enhancement and provision of hedgerows where practicable. Policy EH8 requires development to conserve or enhance the local landscape character and not to have a detrimental impact upon significant views.

The proposal comprises the replacement of the existing conservatory with a two-storey extension to the northern/principal elevation, conversion of the garage to habitable accommodation, replacement windows and roof covering, new render and stone detailing, together with the repositioning of the driveway and erection of a new gated entrance. The two-storey extension would project only modestly beyond the existing conservatory and would use a hipped roof form with a lower eaves level and a ridge below the principal ridge of the dwelling. It would therefore read as a clearly subservient addition. The proposed garage conversion would utilise similar openings to that proposed across the dwelling, and would read appropriately in this context. The proposed Georgian-style glazing, painted render, Fittleworth stone facing and detailing, plain roof tiles and stone entrance feature would provide a coherent treatment to the dwelling and are considered appropriate to its character.

The proposed gate would be set approximately 10 metres back from Monkmead Lane and formed with Fittleworth stone piers. The repositioned shingle drive would be accompanied by new planting and hedging, while the former hardstanding would be returned to lawn and planting. Existing mature

frontage vegetation provides substantial screening, and the additional planting would help maintain and reinforce the verdant character of the street scene.

In this context, the proposal would not result in the harmful loss of the landscaped character of the frontage or adversely affect any identified important view. The proposal is therefore considered acceptable in terms of design, character and appearance and accords with Policies 32 and 33 of the HDPF and Policies H3, EH3 and EH8 of the West Chiltington Neighbourhood Plan.

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.

The proposed two-storey extension would be positioned on the northern side of the dwelling, broadly in the location of the existing conservatory, and the submitted plans and photographs demonstrate generous separation from the neighbouring properties. The extension would remain subordinate to the host dwelling and, having regard to its siting, scale and relationship with adjoining properties, would not give rise to an unacceptable overbearing or overshadowing effect. The proposed fenestration would not result in materially harmful overlooking or loss of privacy beyond the existing residential relationship.

The garage conversion, replacement windows and roof covering, external material changes, repositioned driveway and gated entrance would similarly not give rise to unacceptable effects on neighbouring living conditions. No neighbour representations have been received. It is therefore considered that the proposal would preserve the residential amenity of adjoining occupiers and accords with Policy 33 of the HDPF.

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, Policy N6 of the NPPF, 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 represents a proportionate extension and refurbishment of the existing dwelling. The scale, form, detailing and materials would respect the character and appearance of the host property, while the retained and proposed landscaping to the frontage would maintain the verdant character of Monkmead Lane. The development would not result in unacceptable harm to neighbouring residential amenity, and the other matters assessed above, including water neutrality and biodiversity net gain, do not give rise to grounds for refusal. The proposal is therefore considered to comply with the relevant local and national planning policies, including Policies 31, 32 and 33 of the Horsham District Planning Framework (2015) and Policies H3, EH3 and EH8 of the West Chiltington Neighbourhood Plan, and is recommended for approval subject to the conditions set out below.

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 approved plans and application form.

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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/26/1113

(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
Location plan	Location Plan	NONE	13.07.2026
Location & Block plan		D 0726/806/01	13.07.2026
Floor plan	Existing Ground Floor	D 0726/806/02	13.07.2026
Floor plan	Proposed Ground Floor	D 0726/806/03	13.07.2026
Floor plan	Existing First Floor	D 0726/806/04	13.07.2026
Floor plan	Proposed First Floor	D 0726/806/05	13.07.2026
Roof plan	Existing Roof	D 0726/806/06	13.07.2026
Roof plan	Proposed Roof	D 0726/806/07	13.07.2026
Elevation plan	Existing Elevations	D 0726/806/08	13.07.2026
Elevation plan	Proposed Elevations	D 0726/806/09	13.07.2026
Elevation plan	Proposed Gate Elevations and Picture Example	D 0726/806/11	13.07.2026
Supporting Docs	Application Form	NONE	13.07.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 03.09.2026

Authorising Officer sign/initial Tamara Dale Date: 04.09.2026