



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0936

September Cottage, New Barn Lane, West Chiltington, West Sussex, RH20 2PP

### **DESCRIPTION:**

Erection of a single storey detached outbuilding with roof mounted solar panels.

### **RELEVANT PLANNING HISTORY:**

|            |                                                    |                           |           |    |
|------------|----------------------------------------------------|---------------------------|-----------|----|
| DC/15/2833 | Erection of a single storey rear extension         | Application<br>01.02.2016 | Permitted | on |
| DC/11/0390 | Two storey rear extension                          | Application<br>18.04.2011 | Permitted | on |
| PL/27/56   | Bungalow and garage<br>(From old Planning History) | Application<br>04.07.1956 | Permitted | on |

### **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 41 - Parking

#### **Neighbourhood Plan:**

West Chiltington Neighbourhood Plan has been submitted in draft form. The Council is in the process of considering whether the plan meets the Basic Conditions and can progress to Regulation 16 consultation and formal examination.

#### **West Chiltington Common 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

### **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](http://www.horsham.gov.uk).

### **Consultations:**

**HDC Arboriculture:** 'No significant arboricultural concerns subject to control of the development process through a pre-commencement condition.'

Parish Comments:

**West Chiltington Parish Council:**

The Parish Council wishes to rescind its holding comment, lodged on the 18th June 2026.

The Parish Council has no objection in principle with the proposed outbuilding but notes the arborologist's report and would be unhappy with any damage or disruption to trees that have TPOs on them. It supports their request that a full investigation be carried out to ensure the protection of the trees. Objection - Trees and Landscaping

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:

**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.

The application site contains a detached two-storey dwelling set within a spacious plot with mature hedgerow and trees forming boundary treatment along the front (east) boundary and side north boundary. Mature trees within the north portion of the site lay adjacent and part of Land At Harborough Gorse with Tree Preservation Order TPO/0544. The site is within the West Chiltington Common BUAB.

Planning permission is sought to erect a single storey detached garage outbuilding with roof mounted solar panels located within the northeastern part of the application site.

The proposed outbuilding to measure 7.5m width by 6.5m depth with dual pitched roof (side gabled) to a ridge height of 4.77m (eaves height 2.1m). The outbuilding to be constructed with traditional green oak frame with exposed timber posts and beams. External walls finished in high-grade oak timber weatherboarding which will age over time to a natural silver-grey hue.

Roof materials to consist of slate tiling to perimeters and borders. Natural grey slates (Spanish or Welsh slate in a dark blue/grey or charcoal finish) to match a dark profile of solar panels also proposed to the front and rear roof slope. It is set out that the slate will be laid in a traditional overlapping pattern to form the structural borders around the perimeter of the roof slopes, including the eaves, ridge, and gable edges. The solar photovoltaic (PV) Array will be ultra-low-profile, monocrystalline "all-black" solar modules featuring black cells, black frames, and a black backsheet to minimize reflectivity. The solar array will be inset/integrated to sit flush with the surrounding natural grey slate. Weathered edge flashings, side-check flashings, and integrated fixing rails will be finished in a powder-coated matt dark

grey or black to blend with both the slate and the panel framework. Gutters and downpipes to be matt black (cast-iron style) deep-flow profile discharging to a dedicated soakaway.

Internally the outbuilding to be divided into two dedicated bays approximately 3.5 metres in width each, separated by an internal partition, to provide (Bay 1) one indoor parking bay 1 with charging infrastructure for an electric family vehicle, and workshop (Bay 2) dedicated entirely to a private hobby workshop, tool storage, and machinery.

Two independent insulated aluminium vertical roller shutter doors, serving the two 3.5m wide parking bays. Finish and colour to be durable laminated woodgrain foil finish in an Oak colour.

A realignment of the existing domestic driveway layout will facilitate on-site vehicle access into the two new 3.5m wide parking bays. The realigned section of the driveway will be surfaced in local gravel/shingle to match the existing driveway exactly and for the driveway to remain 100% permeable. No non-porous materials (such as tarmac or standard concrete) are proposed for the driveway modification.

The proposal would be a clearly subservient addition and 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.

### **Arboriculture**

The proposed siting of the outbuilding is relatively close to mature trees around the site boundaries, some of which are subject of Tree Preservation Order TPO/0544. HDC Arboriculture were consulted and the initially submitted tree location plan was not considered an accurate representation of the position of the trees. Revised siting details and a measured tree survey were subsequently requested and provided, enabling a fair assessment of impacts on the key rooting areas of retained trees arising from the foundation footprint and associated soakaways/electricity connections.

In support of the application, a Tree Protection & Drainage Statement was submitted which assesses the relationship between the development and nearby retained trees, including protected oak specimens. The report concludes that the revised siting of the building and associated drainage infrastructure can be accommodated without significant harm to retained trees. The proposed foundation design utilises a shallow raft construction methodology to minimise ground disturbance within root protection areas, whilst the soakaway and service connections are positioned to avoid impacts on important rooting zones. The report further identifies that the frontage beech tree has been subject to historic disfiguring lopping, reducing its visual amenity value and life expectancy, and therefore it is not considered to represent a significant constraint to the proposed development.

HDC Arboriculture were reconsulted and raised no significant arboricultural concerns, subject to control of the development process through a pre-commencement condition. The revised building and services positions are considered capable of being constructed without any foreseeable direct impact on the roots of the retained oak trees of merit present at and adjacent to the site.

The pre-commencement condition recommended will enable the Council to control the extent of construction activity within the soft-ground rooting areas of nearby trees of merit, ensuring appropriate protection measures are implemented throughout the build process.

### **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 detached single-storey garage building and the resulting relationship with neighbouring properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

## 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 N6 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     **Pre-Commencement Condition:** Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected 7.5m from the stem of the nearest mature oak tree so as to exclude storage of materials, concrete mixing, excavation, compaction, disposal of spoil or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the pro-posed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015)

- 4     **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

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.

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**Plans list for: DC/26/0936**Schedule of plans/documents **approved:**

| Plan Type               | Description                            | Drawing Number | Received Date |
|-------------------------|----------------------------------------|----------------|---------------|
| Location plan           |                                        |                | 10.06.2026    |
| Tree / Garage site plan | Revised                                |                | 14.08.2026    |
| Elevation & Floor plan  | Outbuilding - Proposed                 | 37643 REV A    | 10.06.2026    |
| Supporting Statement    | TREE PROTECTION AND DRAINAGE STATEMENT |                | 14.08.2026    |
|                         |                                        |                |               |

**DELEGATED**

Case Officer sign/initial      Steve Astles      Date: 28.08.2026

Authorising Officer sign/initial      RHERMITAGE      Date: 04.09.2026