LEWIS & CO

# PLANNING STATEMENT

ROSE COTTAGE, GARDEN, WOOD CLOSE, WEST CHILTINGTON,
WEST SUSSEX, RH20 2NN

ON BEHALF OF MR M SMITH

Client: Mr M SMITH

Site Location: ROSE COTTAGE, GARDEN, WOOD CLOSE, WEST CHILTINGTON, WEST SUSSEX, RH20 2NN

Job History:

| Version | Date | Author | Checked | Notes |
|---|---|---|---|---|
| V1 | 15/05/25 | LC | LC | |
| Final | 04/06/25 | LC | LC | |
| | | | | |

# CONTENTS

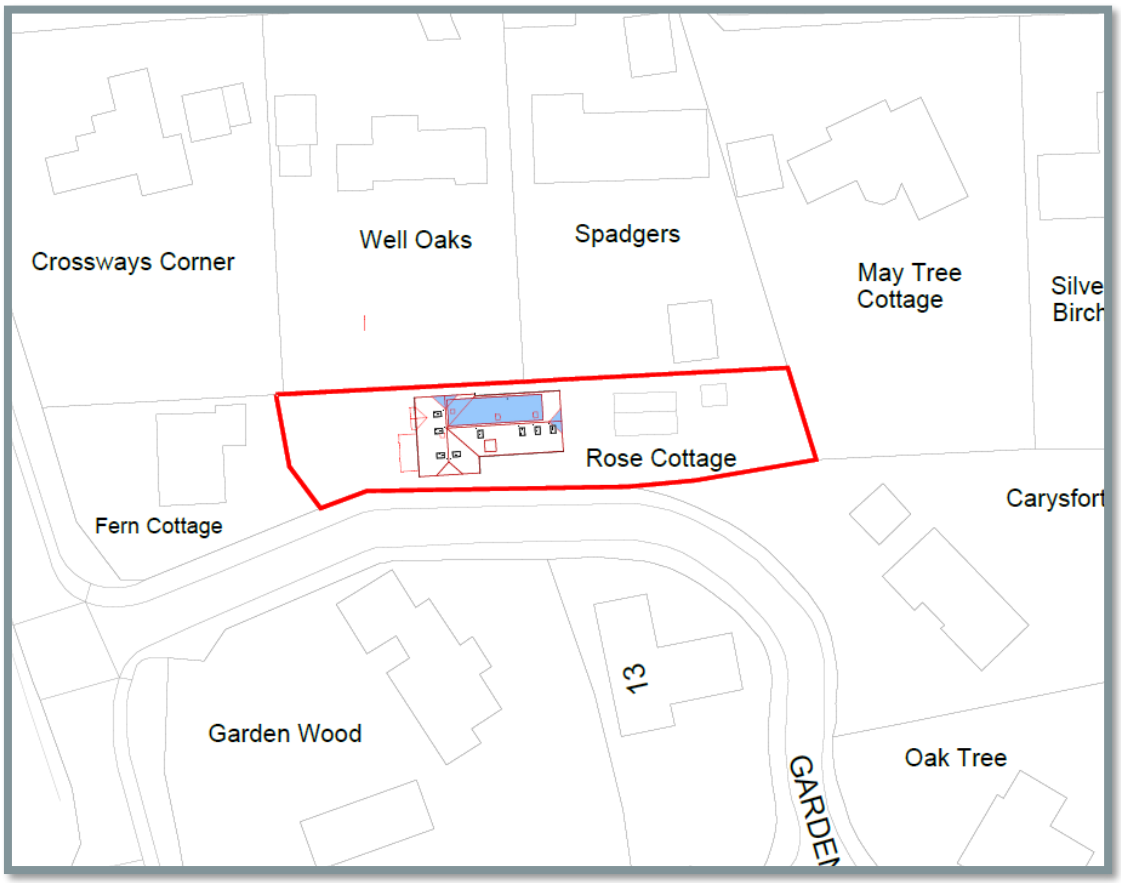

| | | |
|---|---|---|
| 1. | INTRODUCTION AND SUMMARY | Page 3 |
| 2. | APPLICATION SITE AND SURROUNDING AREA | Page 4 |
| 3. | PLANNING HISTORY | Page 5 |
| 4. | PROPOSED DEVELOPMENT | Page 6 |
| 5. | PLANNING POLICY | Page 7 |
| 6. | PLANNING CONSIDERATIONS | Page 8 |
| 7. | CONCLUSIONS | Page 10 |


RTPI
Chartered Town Planners

## 1.0 INTRODUCTION AND SUMMARY

1.1 This Statement has been prepared on behalf of Mr Matthew Smith (the applicant) and relates to an application for the installation of 8 velux style rooflights to the South, East and West roofslopes of the existing chalet bungalow and a fixed shut and obscure glazed side facing window in the east gable of the roof at Rose Cottage, Garden Wood Close, West Chiltington.

1.2 Further information is provided within the submitted drawings. This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance.




*Above: Site Location Plan of Rose Cottage*

## 2.0 APPLICATION SITE & SURROUNDING AREA

2.1. Rose Cottage is an existing bungalow located on the north side of Garden Wood Close in West Chiltington. The late twentieth century dwelling is typical of the period with brown/brindle brick elevations beneath a brown concrete tiled roof.



*Above: Rose Cottage as viewed from the south*

2.2. The house is amongst similar dwellinghouses in a cul-de-sac of dwellings built mostly in the 1980's.

2.3. The site is not located within a Conservation Area or within the setting of any listed buildings. There are no policy designations or allocations in the development plan that directly influence the development.

## 3.0 PLANNING HISTORY

3.1 The Council's online planning register identifies the following planning applications that are relevant to the site and it's planning history.

- Planning permission for the house was granted in 1984 under reference WC22-84.

- A further consent was then granted in 1987 under reference WC-7-87 for two rooflights to be added to the north and east elevations, with a condition that both rooflights remain obscured glass.

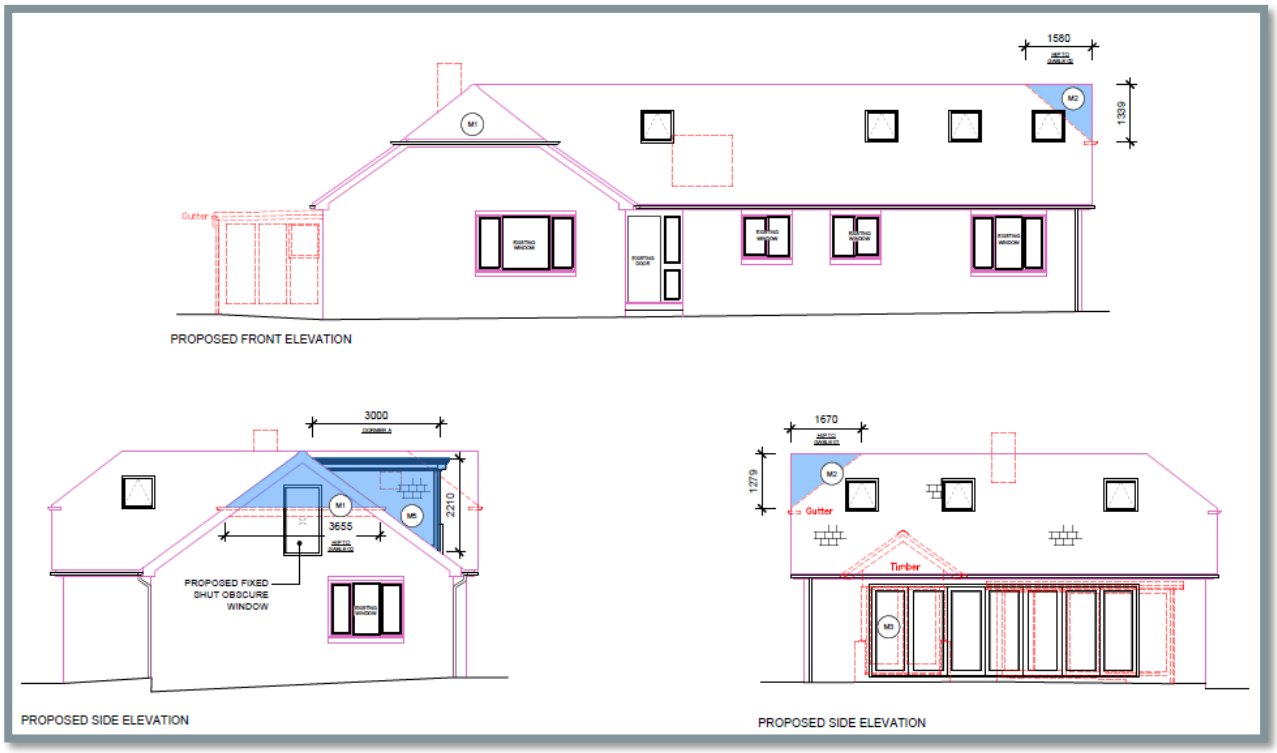
- In 1988 a further permission was granted under reference WC-10-88 for a conservatory to the side of the house, this conservatory is in situ and can be seen in the photograph above.

- A Lawful Development Certificate was refused in 2024, on the grounds that the proposed works would instal windows in the roof and would therefore not comply with a condition imposed on permission WC22-84.

- A Lawful Development Certificate was Granted on the 14th April 2025 for Erection of a rear blind dormer extension to the roof slope, raising of rear half gable to full gable and raising of side half gable to full gable. Application No: DC/25/0241.

## 4.0 PROPOSED DEVELOPMENT

4.1 The roof alterations and extensions that were confirmed as lawful by the LPA in decision DC/25/0241 have now been completed. This application seeks planning permission to install a total of eight rooflights into the front and side facing roofslopes of the extended dwelling, and a fixed shut and obscure glazed side facing window in the east gable of the roof to allow natural daylight into the upper floor rooms that have been created.




*Proposed Drawing showing 8x proposed rooflights*

## 5.0 RELEVANT PLANNING POLICIES

5.1 The adopted Local Development Plan is formed of the 2015 Horsham District Planning Framework and the National Planning Policy Framework (December 2024). Relevant policies and guidance are summarised below.

*5.2 Policy 1: Sustainable Development – states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.*

*5.3 Policy 32: The Quality of New Development – sets out the requirement for inclusive design based on a clear understanding of the local, physical, social, economic, environmental and policy context.*

*5.4 Policy 33: Development Principles – sets out general requirements that proposed developments must follow to conserve and enhance the natural and built environment.*

## 6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Impact on Neighbouring Amenity
- Ecology

### Principle of Development

6.2 The principle of development is supported by Policy 1 of the Development Plan and the National Planning Policy Framework (NPPF) which encourages sustainable development within existing settlements and to make efficient use of existing buildings and land.

6.1 The proposed rooflights and window are required to provide natural daylight to a consented and already built extension to the existing house.

6.2 The principal of development is deemed acceptable due to the site's location within the Built-up Area Boundary. There are also a number of similar detached bungalows within the locality and the addition of rooflights will not increase the bulk or mass of the current dwelling.

6.3 Other material considerations are addressed in detail below.

### Design and Visual Impact

6.4 As described in Section Four, the proposed development has been sensitively designed to reflect the character of the area.

6.5 The proposed rooflights are of a modest size and will be distributed evenly across the roof at a consistent height to give a uniformity to the position relative to the ridge and eaves.

6.6 The side facing window in the newly formed gable will be a fixed shut and obscured panel which will sit comfortably within the end elevation.

6.7 For these reasons the development complies with Policies 32 and 33 of the Local Plan.

**Impact on Neighbouring Amenity**

**6.8** The rooflights will face over the front and sides of the house, all of which predominantly overlook the public road. This will ensure that there is no unneighbourly overlooking to neighbour's private gardens.

**6.9** By their very nature, rooflights do not provide views of the ground, as the face upwards towards the sky. The side facing window to the east gable will be fixed shut and obscure glazed and therefore would also not cause any overlooking or loss of privacy to neighbours.

**Ecology and Landscaping**

6.10 The proposals are exempt from mandatory biodiversity net gain on the basis of being de-minimus householder development that does not impact on any habitat.

## 7.0 CONCLUSIONS

1.3 The proposed development is for the installation of 8 velux style rooflights to the South, East and West roofslopes of the existing chalet bungalow and a fixed shut and obscure glazed side facing window in the east gable of the roof at Rose Cottage, Garden Wood Close, West Chiltington.

7.1 The proposal offers clear benefits to the existing house, as it will allow natural daylight to the first-floor rooms and the main kitchen living space on the ground floor.

7.2 The rooflights and window are well designed and sited and will sit comfortably with the roof of the building.

7.3 No harm will be caused to neighbour's amenity or privacy.

7.4 The proposed development is therefore considered acceptable in principle and satisfies all material planning considerations as set out in this statement. In the light of this, the Council are requested to grant planning permission without undue delay.

*Lewis and Co Planning*
*June 2025*