



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0304

Brock Spinney , Harborough Drive, West Chiltington, West Sussex, RH20 2PN

DESCRIPTION:

Erection of single storey and first floor front extensions, erection of single storey and first floor over existing garage side extensions, relocation of existing front dormer, conversion of loft into habitable living space with the installation of rear dormer, installation of 2no. front and 2no. rear rooflights, replacement roof covering, and new external insulated cladding.

RELEVANT PLANNING HISTORY:

None

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 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

West Chiltington Submission Neighbourhood Plan 2023 to 2031

Policy H3 Quality of Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality

Policy 20: Development Principles

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:

Arboricultural officer: The development proposals at the property do not appear to adversely impact any trees of high merit, or landscape value. As such, no Arboricultural concerns are raised with the scheme; please determine as you see fit.

Southern waters: no objections to the proposed extensions.

Parish Comments:

None received

Representations:

1 no. representations have been received making the following comments: -

- Any vehicles associated with this development to be parked with respect to the grass verges, residents access from driveways and safe access to and from the road.

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 Submission Neighbourhood Plan states that proposals for new housing, extending or altering existing dwellings should be of a high quality, be energy efficient and designed to reflect the local character and reinforce, where appropriate, local distinctiveness. Proposals for major development should demonstrate through their Design and Access Statement how they have regard to the core principles set out in this Plan and the Village Design Guide 2021 (see Appendix 2) as well as how they will enhance/improve local character.

This application seeks planning permission for the erection of single storey and first floor front extensions, erection of single storey and first floor over existing garage side extensions, relocation of existing front dormer, conversion of loft into habitable living space with the installation of rear dormer, installation of 2no. front and 2no. rear rooflights, replacement roof covering, and new external insulated cladding.

The proposed development would alter the configuration of the main dwelling. The lowering ridge height of the roofs above the proposed side and front extensions would ensure the proposal appears subordinate to the host dwelling. The staggered 'L' shaped front protrusions have been designed to be in keeping with the main dwelling. A first-floor level would be added to the front projection however, the set back from the main road and the spacious front garden would be capable of accommodating the proposal without significantly changing the appearance of the street scene. The flash roof ridge height of the proposed side extension against the main roof would balance the symmetry of this detached dwelling. It is viewed that the proposed extensions would be moderate scale and would be well confined within the plot.

Overall, it is considered that the proposed development would be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. The development 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.

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.

Given spacious size of the site and the orientation of the neighbouring properties, it is considered that the siting and layout of the proposal and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Water Neutrality

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

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).

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/26/0304

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	EXISTING AND PROPOSED	25591 / P100	20.02.2026
Floor plan	EXISTING AND ROOF PLANS	25591 / P101	20.02.2026
Elevation plan	EXISTING	25591 / P102	20.02.2026
Floor plan	PROPOSED AND ROOF PLANS	25591 / P103	20.02.2026
Elevation plan	PROPOSED	25591 / P104	20.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 09.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2026