



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1978
1 Chestnut Walk, Pulborough, West Sussex, RH20 1AN

DESCRIPTION:

Demolition of 2no. existing outbuildings. Erection of a side extension. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/21/0457	Erection of a single-storey side extension with garage conversion.	Application Permitted on 20.05.2021
DC/20/1913	Erection of a double storey side extension. Extension to existing garden fence.	Application Permitted on 27.11.2020

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 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 41 - Parking

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

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 46: Ancillary Accommodation

Pulborough Neighbourhood Parish:

Policy 15: Design
Policy 16: Water Neutrality

Pulborough 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:

HDC Arboriculture: No arboricultural concerns

Southern Water: No Objection, Advisory

Parish Comments:

Pulborough Parish Council: Members resolved to support this application

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.

Policy 15 of the Pulborough Neighbourhood Plan states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape, as detailed in the Pulborough Design Statement and Nutbourne Design Statement.

Chestnut Walk is a cul-de-sac accessed from the east side of the A29 London Road within the Pulborough BUAB. 1 Chestnut Walk occupies a corner plot with Chestnut Walk to the south and the A29 London Road adjacent to the side (east) boundary. A public footpath and grass verge with occasional trees runs between the application site and the A29. Boundary treatment along this western boundary of the site consists of a brick wall alongside the rear garden and a timber close boarded fence at the side of the dwelling. The opposite side of the A29 contains residential dwellings and the entrance to the Tesco superstore carpark.

Retrospective planning permission is sought for the erection of an extension which abuts the side elevation of the dwelling. The addition (side extension) erected has horizontal shiplap timber cladding to its elevations, a gip flat roof with rooflight, black guttering, white upvc door to the rear north and window to front south. Two previously existing pitched roof sheds in a dilapidated state were removed to accommodate the new outbuilding.

The new addition (side extension) sits between the west side of the dwelling and the side boundary fence and is of a height greater than the fencing making it visible in the public domain. Whilst the use of contrasting materials does create a visual distinction between the existing dwelling and addition, overall the proposal would be a clearly subservient addition and is considered to be of a design, form and scale which is acceptable 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 property is subject of a 1976 Area Tree Preservation Order (Ref: TPO/0253). However, there are no trees covered by the TPO within or close to the boundaries of the subject property. No other trees of significant landscape merit/potential have been affected by the development.

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 extension and the resulting relationship with adjoining 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 paragraph 193 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

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/25/1978

(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
Elevation plan	Existing Elevations A Rev 1	1006 - Rev 1	21.01.2026
Elevation plan	Existing Elevations B Rev 1	1007 - Rev 1	21.01.2026
Elevation plan	Existing Elevations	1003 - Rev 1	11.12.2025
Roof plan	Roof Plans	1001	02.12.2025
Floor plan	Floor Layout Plans	1002 - Rev 1	11.12.2025
Elevation plan	Proposed Elevations	1004	02.12.2025
Location plan	Location Plan	NONE	02.12.2025
Block plan		NONE	02.12.2025
Section plan	Section Plan	1005	02.12.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 17.03.2026

Authorising Officer sign/initial Tamara Dale Date: 18.03.2026