Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0154
Hillrise, Lordings Lane, West Chiltington, West Sussex, RH20 2QU

DESCRIPTION:

Erection of an additional storey above existing garage to form an annex

RELEVANT PLANNING HISTORY:

DC/17/0254	Single storey flat roofed extension to provide enlarged reception room	Application Permitted on 06.03.2017
WC/83/89	2 storey extn & double garage (From old Planning History)	Application Permitted on 15.08.1989
WC/41/78	New car port adj to garage (From old Planning History)	Application Permitted on 11.01.1979
WC/3/59	House & garage (From old Planning History)	Application Permitted on 04.03.1959
DC/20/2230	Erection of a single storey side extension.	Application Permitted on 15.01.2021

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

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

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.

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:

Natural England: Comment

Concur with the conclusion of your authority's HRA appropriate assessment insofar that there are no objections subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

HDC Arboriculture: Advice:-

The development may have a detrimental impact on the mature oak tree in close proximity, dependant on the extent of engineering required within its constrained rooting area behind the retaining wall.

Modification of the design could foreseeably negate this aspect. Alternative methods of construction could be viable but need to be substantiated to make fair assessment.

A subsequent amendment altering the design of the proposed external staircase has been submitted, removing any forms of foundations. The Arboricultural Officer raises no objection to the final proposal.

Parish Comments:

West Chiltington Parish Council raises no objection to this application, subject to a condition that for the proposed development to remain ancillary to the main dwelling and not be used for commercial purposes.

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.

This application relates to the proposed erection of an additional storey above existing garage to form annex accommodation at the residential property of Hillrise, Lordings Lane, West Chiltington. The host dwellinghouse is a two-storey detached dwelling located within the built-up area boundary of West Chiltington Common.

The dwellinghouse was first constructed under planning consent WC/3/59 in 1959, and both the dwellinghouse and its garage on site have undergone several extensions. The original garage was a dual-pitched single garage, and there was an “open yard” enclosed by two (front and rear) walls with a coal room connecting the original garage with the original dwellinghouse.

The rear wall of the yard was later demolished, and a dual-pitched car port was constructed to the right (northwest) of the original garage under planning consent WC/41/78 in 1979. The dual-pitched double garage at its current form was constructed under planning consent WC/83/89, and the open yard was replaced by a dual pitched roof connecting the new double garage with the host dwelling. Planning consent DC/20/2230 then permitted the construction of a new side extension infilling the space between the host dwelling and the double garage, forming a new reception.

This proposed development would result in an additional storey above the existing double garage, forming annex accommodation with a bathroom, a living area, a bedroom and an office. Initial plans indicated that the proposed annex would be accessed by an external staircase, which would have a concrete foundation over the root protection area of the existing mature tree at the adjacent property. Amended plans have been submitted on 18 March 2025 and 29 March 2025 which moved the external staircase closer to the proposed garage / annex building, and the staircase would be secured by a central stringer beam, removing the need of a foundation. Shingles with a permeable surface underneath would now be used under the proposed staircase and above the existing soil housing the mature tree.

Timber cladding would be installed to the proposed first floor elevations of the double garage / annex, and it would also be installed to parts of the first floor external elevations of the host dwelling matching that of the proposed annex. No part of the dwelling currently consists of timber cladding. However, taking into consideration the variety of appearances and design, the proposed timber cladding is considered acceptable.

The proposed roof of the garage / annex would be pitched on all four sides, and white uPVC matching that of the host dwelling would be used. Each habitable room would benefit from at least one window with a Juliet balcony at the living area (principal elevation), and two rooflights would also be installed on the southern roof.

The proposed materials are not considered to result in adverse impacts to the character of the surrounding built environment.

The proposed development would result in a two storey garage / annex accommodation with a ridge height close to that of the host dwelling. However, it is noted that the application site, as well as residential plots in the surrounding built environment are relatively large. The use of a pitched roof and its proposed design would also be sympathetic to the design and appearance of the host dwelling. Therefore, despite such scale, the proposal 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.

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 development would be sited in close proximity to the northern boundary of the application site, bordering the adjoining residential property of Briarwood Cottage. However, the

dwellinghouse of Briarwood Cottage is located at a considerable distance to the south, further south than the host dwelling of the application site.

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

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant submitted a Water Neutrality Statement which outlined the proposed annexe would have an increased occupancy in comparison to the existing situation. The existing baseline water consumption of the site is 399 litres/day for an actual occupancy of 2 adults full time and 2 adults part time. The proposed water usage for the annexe would be 112.2 l/day, which in combination with the existing demand would be 511.2 l/d. Through retrofitting within the existing dwelling and upgrading fixtures and fittings, the water consumption can be reduced to 282.9 l/d which when combined with the proposed consumption (112.2l/d) would be 395.1 litres/day. These measures are such that the development would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats and Species).

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, the soft ground atop the retaining wall to the North of the drive and garage building shall be protected from compaction by use of load spreading boarding over a compressible material such as wood chip or sand. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of the ground protection measures.

Reason: To ensure the successful and satisfactory protection of a mature oak tree at the site of recognised public amenity value, in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement Final V3.0 received 26/07/2025). No development hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

6 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and 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).

7 **Regulatory Condition**: The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hillrise, Lordings Lane, West Chiltington as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

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)).

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/25/0154
(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 & Floor plan	Existing Ground Floor. Existing Elevations, Existing Section and Site Plan	HM-271-01	31.01.2025
Floor plan	Proposed Ground Floor Plan and Proposed Sections	HM-271-02A	29.03.2025

Elevation plan	Proposed Elevations and Location Plan	HM-271-03A	18.03.2025
Supporting Docs	Water Neutrality Statement for the Proposed Development at Hillrise, Lordings Lane, West Chiltington, West Sussex RH20 2QU by H20geo dated 25 July 2025	20250424P1 FINAL v3.0	26.07.2025

DELEGATED

Case Officer sign/initial SNye Date: 10/09/2025

Authorising Officer sign/initial TDale Date: 12/09/2025