



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0059

Rosecroft, Nightingales, West Chiltington, West Sussex, RH20 2QT

DESCRIPTION:

Erection of a single storey rear extension and an enlarged front door opening.

RELEVANT PLANNING HISTORY:

DC/16/2451	Demolition of existing detached single garage and extension to provide orangery and attached double garage.	Application Permitted on 12.12.2016
WC/28/92	Single storey extensions & alterations Site: Rosecroft Nightingales West Chiltington	Application Permitted on 17.06.1992
WC/8/80	Alterations including additional bedroom and bathroom (From old Planning History)	Application Permitted on 24.04.1980
WC/21/79	Proposed sun room addition (From old Planning History)	Application Permitted on 13.06.1979
WC/3/77	Erection of new car port (From old Planning History)	Application Permitted on 22.02.1977

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:

The West Chiltington Neighbourhood Plan has undergone examination with the examiner's recommendations now being considered. Of most relevance to this application is: -

Policy H2 Quality of Design

West Chiltington Common Parish Design Statement

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

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.

Consultations:

Southern Water: No Objection / Informative

Representations:

One representation has been received, objecting to the application for the following reasons: -

- Overdevelopment of the site.
- Inappropriate development within the Countryside.
- Harmful design, form, visual appearance.
- Impact on Neighbouring Amenity: The proposed rear extension would be approx. 3 metres of the shared boundary fence with Pengarth, objection based on resulting overbearing and visually intrusive form of development, resulting in loss of outlook and increased sense of enclosure. The absence of any overlooking windows would not negate the material impact of massing and proximity.
- Comment made on Insufficient Detail Regarding External Materials.

Parish Comments:

West Chiltington Parish Council: No Objection

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 is within the Built-Up Area Boundary (BUAB) of West Chiltington Common and is situated the west side of the cul-de-sac Nightingales. Rosecroft is a detached hipped pitched roofed bungalow, composed of facing brickwork and white UPVC windows/doors. The dwelling has previously been extended including most recently an extended attached flat-roofed double garage to the northwest corner of the dwelling including an adjoining flat-roofed rear orangery / extension to the dwelling.

The host building benefits from an existing single-storey flat roofed rear extension. The proposal would entail an enlargement of this existing extension, with the resulting structure extending across a greater portion of the rear elevation. The scale, form, proportions and materials of the extension would reflect the existing, with this approach sufficient to ensure an acceptable appearance to the resulting building,

which is already partly characterised by the presence of flat roofed structures to the side and rear. The wider visual impact would be limited by the single-storey nature of the addition and the siting to the rear, and in views from adjoining properties and land the extension would not appear intrusive or visually overbearing.

It is noted that concerns have been raised that the proposal would entail an overdevelopment of the site. The extension would though be a clearly subservient addition, even when taking into account existing extensions at the site, with separation retained from shared boundaries and a large area of undeveloped curtilage to the rear. For these reasons it is not considered that the extension would create an overdeveloped appearance to the host building.

The alterations to the front entrance door arrangement are of no particular consequence and would not result in harm to either the character or appearance of the host building or the wider surrounding area.

Overall, the proposal in its entirety 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.

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 extension would be set approximately 3 metres from the shared side boundary with Pengarth, which is to the south of the application site. This separation together with the single-storey height and modest depth of the extension is considered sufficient, despite changes in ground level, to ensure no unacceptable impact on amenity results for the southern neighbour.

The siting of the extension in relation to the existing rear projection would be sufficient to ensure no unacceptable impact on the northern neighbour.

The extension would feature a stepped threshold to the lower garden area, with this element not creating a raised platform which could be used over a sustained period of time in the manner of a terrace / primary amenity space. The access arrangement and extension as a whole would not create any direct views over neighbouring properties or land, with the resulting arrangement not unusual or unexpected in an established residential location such as this.

It is considered that the siting and layout of the proposed development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy.

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 180 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 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing rear projection.

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.

Plans list for: DC/26/0059

(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
Section plan	Existing	2513.008	15.01.2026
Location & Site plan	Existing	2513.010	15.01.2026
Site plan	Proposed	2513.100	15.01.2026
Floor plan	Proposed Ground	2513.101	15.01.2026
Roof plan	Proposed	2513.102	15.01.2026
Elevation plan	Proposed	2513.105	15.01.2026
Elevation plan	Proposed	2513.106	15.01.2026
Section plan	Proposed	2513.107	15.01.2026
Section plan	Proposed	2513.108	15.01.2026
Floor plan	Existing Ground	2513.001	15.01.2026
Roof plan	Existing	2513.002	15.01.2026
Elevation plan	Existing	2513.005	15.01.2026
Elevation plan	Existing	2513.006	15.01.2026
Section plan	Existing	2513.007	15.01.2026

