DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1100
Juniper Cottage, Mill Road, West Chiltington, West Sussex, RH20 2PY

DESCRIPTION:

Widening of existing vehicular hardstanding, erection of a dwarf retaining wall and cantilever carport canopy above.

RELEVANT PLANNING HISTORY:

WC/150/88	Garage extension (From old Planning History)	Application Permitted on 23.01.1989
WC/58/68	Extension, alterations and garage (From old Planning History)	Application Permitted on 20.09.1968

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 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

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.

West Chiltington Common 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 Objection

WSCC Highways: Advice

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments: No Objection

Ask that the design conform with the Design Statement in the draft Neighbourhood Plan.

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.

The application site is to the east side of Mill Road within the West Chiltington Common Built-Up Boundary Area. Juniper Cottage is a semi-detached dwelling with a detached pitched roof garage/store/workshop building located adjacent to the south side elevation. Boundary treatment along the frontage is a white painted timber picket fence with a white painted picket timber gate which opens onto a brick paved parking area to the front of the outbuilding.

Planning permission is sought to widen the existing vehicular hardstanding and the erection of a dwarf retaining wall and cantilever carport canopy above. Proposed materials are brick pavers to the driveway to match existing. Painted reinforced concrete blockwork retaining wall in an off white colour to match existing rendered masonry. Stained timber weatherboarding to a small asymmetrical gable

pediment, and also the one side wall between columns, the timber stain finish to be anthracite colour. The monopitch carport canopy roof to be a translucent polycarbonate sheet cover.

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.

Highways

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The site is located on Mill Road, a C classified road subject to a speed restriction of 30 mph. The Local Highways Authority (WSCC Highways) were consulted and note that the existing dropped kerb is to remain as existing, and there appears to be fencing along the site frontage that would prevent vehicles from bumping the kerb in this location to access the widened hardstanding. No highway safety concerns are raised to the proposal, and the development is considered to 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.

It is considered that the siting and layout of the proposed and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations were received from the application process.

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 used in the development hereby permitted shall strictly accord with those indicated on the approved plans and application form.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The Applicant is advised that should an extension to the dropped kerb be required, this would require the benefit of planning permission and a separate consent from West Sussex County Council as the Local Highways Authority.

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/25/1100
(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 NE	2504.006	03.07.2025
Elevation plan	Existing Elevations SW	2504.005	03.07.2025
Roof plan	Existing Roof Plan	2504.003	03.07.2025
Floor plan	Existing Ground Floor Plan	2504.001	03.07.2025
Section plan	Existing Section A-A	2504.107	03.07.2025
Elevation plan	Proposed Elevations NE	2504.106	28.08.2025
Elevation plan	Proposed Elevations SW	2504.105	28.08.2025
Roof plan	Proposed Roof Plan	2504.103	28.08.2025
Location & Block plan	Existing Location & Site Plan	2504.010	03.07.2025
Floor plan	Proposed Floor Plan	2504.101A	28.08.2025
Section plan	Proposed Section A-A	2504.107A	28.08.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.08.2025

Authorising Officer sign/initial Tamara Dale Date: 28.08.2025