



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2165

Wheelwrights, Church Street, West Chiltington, West Sussex, RH20 2LX

DESCRIPTION:

Replacement of existing windows with new slimline flush timber effect style windows (Retrospective)

RELEVANT PLANNING HISTORY:

DC/22/1905	Variation of Condition 1 of previously approved application DC/21/1799 (Replacement of existing timber windows and doors with uPVC windows and doors) to allow for alterations to the approved design.	Application Permitted on 03.02.2023
DC/21/1799	Replacement of existing timber windows and doors with uPVC windows and doors.	Application Permitted on 19.11.2021

DESCRIPTION OF THE SITE

Wheelwrights is a cul-de-sac consisting of a mix of detached and semi-detached dwellings and flats off the east side of Church Street. The entrance to the site and the south of the site are situated within the West Chiltington Conservation Area, however, the north of the site lies outside of the Conservation Area boundary. There are nearby listed buildings located along Church Street, both to the east and west sides of Church Street. The surrounding area consists of a mixture of varied properties in terms of styles and colouring.

DESCRIPTION OF THE APPLICATION

This application follows a complaint received by compliance officers that replacement windows installed were not in accordance with the plans previously approved, ref. DC/22/1905. This application was invited to regularise the alteration and to discharge enforcement notice EN/25/0223.

The application entails replacement windows with new slimline flush timber effect style (brown) sash UPVC windows, the windows have already been changed and therefore this is a retrospective application.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

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

Strategic Policy 1: Sustainable Development

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 21: Heritage Assets and Managing Change within the Historic Environment

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 Conservation: No Objection

Representations:

None received

Parish Comments:

None received

Member Comments:

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, Appearance and Heritage:

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 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

Paragraph 212 of the NPPF (2024) states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be

harm or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The application site is to the east of Church Street and partly within the West Chilton Conservation Area. The replacement uPVC windows reflect the colour and style of those previously permitted within the buildings and there are no concerns in respect of the opening methods. The nature of Wheelwrights and the replacement windows is such that there would be no adverse impact on the significance of surrounding heritage assets, with the character and appearance of the Conservation Area preserved. The submitted plans indicate the finish and flush fitting of the windows, and no conditions in this regard are necessary.

For the reasons outlined, the visual impact of the above proposal is considered acceptable and in accordance with the above policies.

Residential 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 replacement windows and the resulting relationship with adjoining properties would have a neutral impact and would not result in any unacceptable harm to neighbouring amenity.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The application is retrospective made under Section 73(A) of the Town and Country Planning Act.

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/25/2165

(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
Location plan		001 REV A	29.12.2025

Block plan		006 REV A	29.12.0255
Elevation plan	Existing Flat Block and Office	003 REV A	29.12.2025
Elevation plan	Proposed Flat Block and Office	005 REV A	29.12.2025
Plans	Window specs	Q0060351	29.12.2026
Elevation plan	Existing Flat Block and Bungalows	002 REV A	25.02.2026
Supporting Statement	Heritage	2021.00016.050	29.12.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 02.06.2026