



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1135

Tanglin, Harbrough Hill, West Chiltington, West Sussex, RH20 2PW

DESCRIPTION:

Conversion of garage and loft into habitable living space and installation of solar panels to existing pitched roof. (Retrospective).

RELEVANT PLANNING HISTORY:

DC/26/0758	Conversion of garage and loft into habitable living space and installation of solar panels on the existing pitched roof. (Lawful Development Certificate - Proposed).	Withdrawn Application on 15.07.2026
WC/43/92	Velux roof light in front elevation & conservatory Site: Tanglin Harbrough Hill West Chiltington	Application Permitted on 28.08.1992
WC/52/91	Insertion of 3 velux lights Site: Plot 2 Gorse PI Harbrough Hill West Chiltington	Application Permitted on 30.08.1991
WC/86/89	1 x 3 bed bungalow (From old Planning History)	Application Permitted on 27.09.1989

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 37 - Sustainable Construction

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:

None

Parish Comments:

No objection.

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:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

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 accessed via a mature hedgerow lined driveway running from the north side of Harborough Hill between Kingsgate and Yeomans. The wider surrounds is a residential area characterised by detached dwellings of varying design and form set within plots with mature hedgerow and trees providing boundary treatment providing a degree of screening. The application site comprises a detached dwelling, namely Tanglin, with attached double garage. The dwelling is composed of stock face brick, concrete tiled pitched roofing and white pvcu windows.

The application seeks retrospective permission for the conversion of the garage to habitable living space forming a one-bedroom guest annex with en-suite and independent access. The submitted plans include a series of external alterations, including amendments to ground floor fenestration, and the installation of solar panels and rooflights. The application form states that the development was completed in 2021, with this timing confirmed by aerial photography of the site. While a retrospective planning application has been submitted it is therefore likely that the development would be lawful through the passage of time.

The alterations are not particularly visible from outside of the application site boundaries, and when seen would be viewed against the backdrop of the host building. The alterations are 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.

It is considered that the siting and layout of the alterations and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity, in accordance with the above policy. It is noted that no representations of concern were received as part of 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.

Other Considerations

The provision of solar panels on the property would be supported by policy 37 of the HDPF, which supports proposals which maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy.

The alterations would not result in inadequate on-site car parking provision, and no displaced parking or other adverse impacts on the highway network or amenity would arise.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 3 **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).

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/26/1135

(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 & Site plan		0001	15.07.2026
Elevation & Floor plan	Existing	0002	15.07.2026
Block plan	Proposed	0003	15.07.2026
Elevation & Floor plan	Proposed	0004	15.07.2026
Supporting Docs	Application Form	NONE	15.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 02.09.2026

Authorising Officer sign/initial Guy Everest Date: 09.09.2026