



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2146

New Spinney, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:

Demolition of existing single storey rear extension. Construction of single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/22/2224	Erection of a two-storey extension and terrace area to the rear.	Application 15.05.2023	Permitted	on
DC/25/1720	Erection of a single storey rear extension. (Lawful Development Certificate - Proposed).	Application 15.12.2025	Refused	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 31 - Green Infrastructure and Biodiversity

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

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

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

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

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

Policy 46: Ancillary Accommodation

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

HDC Arboriculture: Advice / No Objection - No significant arboricultural concerns.

Southern Water: Advice/Informative

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:

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 comprises a detached 2 storey dwelling to the north side of Spinney Lane within the built-up area of West Chiltington Common, and also within the West Chiltington Lanes Conservation Area. There do not appear to be other restrictions placed on permitted development by the original planning permission. There is evidence of extensions to dwellings in the vicinity, the existing dwelling has an existing single storey rear extension and also a rear conservatory, and site boundaries contain mature vegetation screening.

Planning permission is sought in relation to proposed demolition of an existing single-storey rear extension and the subsequent construction of a larger single storey rear extension, measuring 8.4m wide x 2.975m deep x 2.95m maximum to the eaves, and pitched roof to the abutment with the existing dwelling, featuring two rooflights. The proposed single-storey rear extension will attach to an existing rear conservatory, and will enable internal reconfiguration to extend the existing kitchen and provide a bedroom with en-suite shower room.

Materials proposed are locally sourced, matching, traditional materials, consisting of stock facing brickwork, dark interlocking profiled tiles, incorporating rooflights, brown Upvc double-glazed windows/doors.

The proposed single-storey rear extension is considered overall would be a clearly subservient addition and 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.

Arboriculture

The property is situated within the West Chiltington Lanes Conservation Area. It has a mature backdrop of trees to the rear and a lone mature oak tree on the frontage. The application has been consulted with HDC Arboriculture and it is considered that the area of proposed development will have no foreseeable direct or indirect impacts on the dominant trees. Existing parking/working space to the front of the property is limited to approximately 4 spaces and some careful control of process is advised to ensure that the materials and working space are confined to the sides and rear of the house as much as possible.

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 extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

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 193 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 roof tiles of the development hereby permitted shall match in type, colour and texture those of the submitted application details.

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

Note to Applicant - Southern Water

Southern water requires that a Build Over application is to be submitted to Southern Water for approval.

You can find Build Over information on the Southern Water website here:

<https://www.southernwater.co.uk/building-and-developing/our-services/wastewater-services/buildover-a-sewer/>

You can apply for a Build Over application using the GetConnected Portal here:

<https://developerservices.southernwater.co.uk>

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations. Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records.

Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

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/25/2146

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2025/349/001	22.12.2025
Elevation & Floor plan	Existing	2025/349/002	22.12.2025
Elevation & Floor plan	Proposed	2025/349/003	22.12.2025
Supporting Statement	Heritage	NONE	22.12.2025

Supporting Statement	Planning	NONE	22.12.2025
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DELEGATED

Case Officer sign/initial Steve Astles Date: 06.02.2026

Authorising Officer sign/initial RHERMITAGE Date: 16.02.2026