Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

OFFICER CHECKLIST	
WEEK ONE (Date Valid)	**7th February 2025**
Check Neighbours	Y
Check Consultations (including newts) / Press List	Y
Check Description, Plans and Supporting Documents	Y
Print and Display Site Notice (if required)	Y
WEEK TWO (+7)	**14th February 2025**
Visit Site or request site visit photos (in accordance with Site Visit Guidance Note)	Y
Draft HRA / AA if necessary. If the water statement is insufficient discuss with TL / PPO whether to discuss / accept amendments to the strategy.	N/A
Instruct Legal if s106 required (with prior TL / PPO agreement)	N/A
WEEK THREE (+14)	**21st February 2025**
If amendments are likely to be needed discuss with TL / PPO (N.B. Only minor amendments will be accepted in accordance with the Amendment Guidance). When requesting amendments give clear deadline (i.e. start of week 5).	**N/A**
WEEK FOUR (+21)	**28th February 2025**
If no amendments required, contact agent / applicant with update on progress.	**N**
Confirm whether delegated or committee decision (re: parish and neighbour representations)	**DEL**
WEEK FIVE (+28)	**7th March 2025**
14-day re-consultation letters to be sent on any amended plans	**N/A**
Prepare draft report	**Y**
WEEK SIX (+35)	**14th March 2025**
Check 35-day Cllr call-in for Committee	**Y**
If decision based on original plans, report to be drafted and submitted for sign off	**Y**
WEEK SEVEN (+42)	**21st March 2025**
If decision based on amended plans, report to be drafted and submitted for sign off	**N/A**
Reason for EOT	**N/A**

APPLICATION NO./ADDRESS:

DC/25/0161
3 Church Grove, West Chiltington, West Sussex, RH20 2QL

DESCRIPTION:

Erection of a small timber garden summerhouse.

RELEVANT PLANNING HISTORY:

None relevant

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 34 - Cultural and Heritage Assets

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Neighbourhood Plan:
West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan. Consultation took place from 18 October to 6 December in accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), and is currently in the process of being implemented.

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:

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.

HDC Conservation: No Objection

The proposed garden building will not affect the character of the Conservation Area.

Parish Comments:

West Chiltington Parish Council raises no objection to this proposal

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.

Policy 34 of the HDPF recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to: reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques; make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas.

This development relates to the proposed erection of a summer house at the rear garden of 3 Church Grove, West Chiltington. Church Grove is a cul-de-sac within the designated built-up area boundary of West Chiltington, and there is a strip of established hedgerow, which has a Tree Preservation Order, along the west of the boundary of the application side and its adjoining plots.

The proposed summerhouse would consist of a width of approximately 2.6 metres and depth of approximately 1.8 metres, with a proposed ridge height of approximately 2.75 metres. The scale of the summerhouse is considered acceptable.

A site visit was carried out on site and through subsequent correspondence, it is confirmed that the summerhouse would be sited on existing hardstanding at the rear garden of the application site, adjacent to the detached garage of the adjacent property to the south. The external walls would be of a painted timber appearance and cedar roof tiles would be used.

The proposed development is not considered to result in harm to the character and special interest of the designated West Chiltington Conservation Area.

The proposal 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.

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.

Due to the presence of existing boundary treatments, the proposed summerhouse would only be visible from the driveway and principal elevation of the adjacent property to the south of the application site.

Despite the visibility of the summerhouse from the adjacent property, it is considered that the siting and layout of the proposed summerhouse would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Trees

The proposed summer house would be sited away from the Tree Preservation Order at the western boundary of the application site on existing hardstanding at the rear garden of the property.

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 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/25/0161
(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	Layout Plan	413942 REV 0001	03.02.2025
Floor plan	Floor Plan	413942 REV 0001	03.02.2025
Location plan		NONE	25.02.2025
Site plan		NONE	25.02.2025
Supporting Docs	Application Form	NONE	03.02.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 28.03.2025

Authorising Officer sign/initial Tamara Dale Date: 03.04.2025