DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0028
Seando, Orchard Dell, West Chiltington, West Sussex, RH20 2LB

DESCRIPTION:
Erection of a two storey side extension and single storey rear extension.

RELEVANT PLANNING HISTORY:

WC/41/98	Two-storey extension & alteration to dormer Site: Seando Orchard Dell West Chiltington	Application Permitted on 03.08.1998

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

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

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:
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, but notes no comment or consultation response from the owner of the other half of the semi-detached garage to be removed as part of the scheme. HDC should check the provision being made for them, and their satisfaction with that provision.

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 site is within the built-up area of West Chiltington Village and is located at the northern side of Orchard Dell. The host dwelling is detached with brickwork facing to ground floor elevations and vertical hung tile above. White PVC fenestration. The dwellings pitched tiled roofing also features a pitched roof dormer to the front (south), rear (north) and to the east (side) roof slopes. A single flat roofed garage is located east of the dwelling and is attached to a similar flat roofed garage of the neighbouring property to the east. A workshop extension is attached to the rear of the garage.

To the front of the garage and dwelling (south) is a driveway parking area and shrubs within the front curtilage provide some softening and screening of the site from the roadway.

Planning permission is sought to erect a two storey side (east) extension and a single storey rear extension. The garage and workshop would be demolished and removed. The proposed two storey side (east) extension would feature a hipped pitched roof, to match the roof form of the west side of the dwelling. With a front and rear pitched roof dormer to match the existing front and rear pitched roof dormer on the western half of the dwelling. The east side extension would be set back from the front elevation and rear elevations to match the western half of the dwelling, and would be set back from the side boundary with the neighbouring property to the east.

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 proposed extensions would reflect the existing form, scale and design of the dwelling, creating a sympathetic and coherent appearance to the resulting building. The side extension would retain appropriate separation from the shared boundary, with this arrangement sufficient to ensure no harmful loss of openness between the extended dwelling and the neighbouring property. It is considered the proposal is appropriate to the character and appearance of the existing dwelling and wider area, 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.

The adjoining property features side facing windows at ground and first floor level which would front the proposed two-storey extension. There is though considered to be sufficient separation retained between these openings and the proposed extension to ensure no unacceptable loss of light or outlook, and it is noted that ground floor openings would already front the side garage at close proximity. The rear extension is modest in scale and a sizeable distance from neighbouring properties, such that no unacceptable harm would arise.

The proposal would not create any views of adjoining properties or land which would be unusual or unexpected in a location such as this, and no harmful loss of privacy would result from this arrangement.

The amenity impacts of the proposal are therefore considered acceptable and would accord with the above policy.

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

It is noted that a representation has been received noting that the garage to be demolished is attached to an adjoining garage for the neighbouring property. In planning terms no harm would result from this arrangement, with Party Wall matters addressed through separate legislation which does not require duplication as part of this application (i.e., the Party Wall Act).

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 roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: 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/25/0028
(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 & Block plan		A000 REV A	22.01.2025
Floor plan	Existing	A100 REV A	09.01.2025
Floor plan	Proposed	A110 REV B	09.01.2025
Elevation plan	Existing	A200	09.01.2025
Elevation plan	Proposed	A210 REV B	09.01.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.03.2025

Authorising Officer sign/initial Guy Everest Date: 17.03.2025