Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0862
Little Warren, Wyndham Lea, West Chiltington, West Sussex, RH20 2NP

DESCRIPTION:
Demolition of existing conservatory and erection of a single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/14/2608	Fell 1x English Oak (T1), Fell 1x Silver Birch (T4), Surgery 2x English Oak (T2,T3)	Application 02.04.2015	Permitted	on
DC/07/1963	Demolition of existing garages and workshop and erection of 2-storey extension comprising garage with room over	Application 12.10.2007	Permitted	on
WC/26/03	Conservatory Site: Little Warren Wyndham Lea West Chiltington	Application 16.04.2003	Permitted	on
SR/6/83	Fell one tree (From old Planning History)	Application 24.03.1983	Permitted	on
SR/36/77	Felling of two pine trees and one acacia tree (From old Planning History)	Application 02.12.1977	Permitted	on
SR/13/82	Alterations and extension (From old Planning History)	Application 23.04.1982	Permitted	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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

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 (following amended plans as advised received 23.07.2025)

HDC Arboriculture: No Objection

Southern Water: No Objection, advisory

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:
03.07.2025 The Parish Council objects to this application and shares the concerns raised by the Conservation Officer at HDC. It also appreciates his offer to counsel the applicant on a more appropriate and acceptable design that will help to retain the integrity of both the Wells Cottage and the conservation area in which it is situated.

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 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

harmed 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 located at the end of a suburban style cul-de-sac Wyndam Lea within the West Chiltington Common BUAB and the site itself is within the West Chiltington Lanes Conservation Area. The host dwelling is a locally listed building being a Wells style cottage typical of the conservation area, and is recognised as a non-designated heritage asset. The dwelling is detached and set centrally within a spacious plot.

Planning permission is sought for replacement of the existing rear conservatory with a single storey extension. The design of the proposed extension has been revised following consultation with the HDC Conservation officer and is amended to a more of an architectural style of the original Wells house with painted brickwork, steeply pitched clay tile roofs, brick detailing and flat arches.

The proposed extension includes a new clay pitched roof of the same pitch as existing on part of the main house roof. Part of the extension is flat lead roof behind a brick parapet of appropriate style. The proposed single-storey extension is not seen from the front views of the house.

The HDC Conservation team has been consulted and it is considered that the revised design respects the architectural character of the original idea of the wells cottages. The revised application is supported for the rear extension and the information contained in the revised submitted drawings are considered sufficient to avoid detailed conditions.

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.

It is considered that the siting and layout of the proposed single storey rear extension to replace the existing conservatory and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Arboriculture

The property is within the West Chiltington Lanes Conservation Area and subject of a blanket Tree Preservation Order (ref: TPO/0162) made in 1966. As such all of the trees present are subject of some form of statutory control to conserve the pervading verdant landscape character and HDC Arboriculture have been consulted.

However, the proposed development, access to it and foreseeable area of associated development activity is relatively remote from any of the trees to the front and rear of the site. Therefore, in this instance, I do not consider that any precautionary measures are appropriate/necessary to protect the trees from potential development harm

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 the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

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/25/0862
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE REVISED	23.07.2025
Location & Block plan		22503-101	
Floor plan	Ground, as existing	22503-102	
Floor plan	First, and Roof, as existing	22503-103	
Elevation plan	North and West, as existing	22503-104	
Elevation plan	South and East, as existing	22503-105	
Floor plan	Ground, as proposed	22503-106 B REVISED	23.07.2025
Floor plan	First, and Roof, as proposed	22503-107 B REVISED	23.07.2025
Elevation plan	North and West, as proposed	22503-108 A REVISED	23.07.2025
Elevation plan	South and East, as proposed	22503-109 B REVISED	23.07.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	30.07.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	05.08.2025