



## Land Adjacent to Dendrons

Dendrons | Kithurst Lane | Storrington | RH20 4LP

A rarely available single building plot in sought after private road location, on the south side of the village in peaceful location within walking distance of the centre of the village and South Downs National Park. Planning was granted (DC/24/0104) for an outline application for a detached chalet property - with indicative plans. Current plans indicate a 2/3 bedroom detached. However, it is felt that as all matters are freehold, alternative plans for a 3/4 bedroom would be possible.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storington@fowlersonline.co.uk 01903 745844



**Horsham  
District  
Council**

Mr Chris Barker  
ECE Planning Limited  
64-68 Brighton Road  
Worthing  
BN11 2EN

Application Number: DC/24/0104

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN & COUNTRY (Development Management Procedure) (England) Order 2015

On behalf of: Mr Chris Hayhoe

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:

**Outline Application for the erection of 1No. chalet dwelling with all matters reserved except access**

**Dendrons Kithurst Lane Storrington West Sussex**

to be carried out in accordance with Application No. DC/24/0104 submitted to the Council on 06/02/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

**Biodiversity Net Gain Condition**

Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Emma Parkes  
Head of Development and Building Control

Date: 21/03/2025

**Important Notice**

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.