DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1777
Woodcroft, Chesworth Lane, Horsham, West Sussex, RH13 5AJ

DESCRIPTION:
Non-Material Amendment to previously approved application DC/24/0706 (Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations) Relocation of windows on the South and North elevations.

RELEVANT PLANNING HISTORY:

DC/24/0706	Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations.	Application Permitted on 02.07.2024.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Horsham Blueprint Business Neighbourhood Plan (2019-2036):
Policy HB3 – Character of Development
Policy HB4 – Design of Development

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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 main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The proposed amendments would rationalise the first-floor window arrangement, omitting the wrap around element which extended around to the side elevations, and amending the positioning of first-floor windows to the front and rear elevations. The amendment would not increase the extent of glazing to the front or rear elevations and would remove first-floor windows to the side elevation.

The amendment would not dilute the original design approach for the approved development, does not raise any further issues in respect of amenity and does not give rise to any other material impacts. The amendment is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Plans list for: DC/24/1777

(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	Rear Elevation	NONE	23.12.2024
Floor plan		NONE	26.11.2024
Elevation plan	South-East Elevations	NONE	18.02.2025
Elevation plan	North-West Elevations	NONE	18.02.2025
Elevation plan	Front Elevation	NONE	18.02.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 19.02.2025

Authorising Officer sign/initial Guy Everest Date: 19.02.2025