



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2076

Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/0701 (60-bed care home and 8 No. age restricted bungalows). Minor design changes; external wall air bricks and louvres shown; rooflight changes; minor elevation changes.

DETAILED DESCRIPTION:

This application seeks approval for amendments to Condition 1 (Approved Plans) of DC/23/0701 for plan drawing substitutions to the care home elevations, namely:

Identified in cover letter (Storrington/ 3076 / 080126 / BG Harris Irwin Architects NMA Application, Storrington), detailed below.

The current wording of Condition 1 (Plans Condition) is as follows:

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

The changes sought relate to the care home building of the approved development. The amendments sought relate to:

- External wall air bricks and louvres shown: added following co-ordination with the M&E Contractor Rooflight changes
- Omission of the rooflight to the north due to maintenance issues.
- Flat roof dormer replaced with a rooflight due to buildability issues and not being in keeping with the other dormers.
- Minor elevation changes: Turret design updated and curtain walling spandrel panel omitted following design development.

The NMA submission originally included amendment to roof plant and equipment shown along with access requirements (this is following co-ordination with the M&E Contractor the roof plant has been confirmed to meet the operational requirements of the home).

However, these elements have been subsequently omitted from the NMA submission on the advice of HDC planning and Conservation Officers as, based on the information submitted, the degree of impact upon the setting of the Grade II Listed Building Old Clayton House could not be fully understood, hence there was potential for these elements to be 'material'.

Accordingly, the applicant's proposed revised drawing suite is set out below with these elements omitted:

Approved Plan	NMA Substitution Plans
2700 REV P3 PROPOSED ROOF PLAN	3076 HIA 01 RP DR A 2750 REV P2 General Arrangement Roof Plan
0300 REV P9 PROPOSED ELEVATIONS 1 AND 2	3076-HIA-01-XX-DR-A-0310 REV P2 Elevations Sheet

	1 of 2
0301 REV P9 PROPOSED ELEVATIONS 3, 4 AND 5	3076-HIA-01-XX-DR-A-0311 REV P2 Elevations Sheet 2 of 2

RELEVANT PLANNING HISTORY

DC/23/0701 Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn). Permitted
16/10/2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 30 – Protected Landscapes
Policy 32: The Quality of New Development
Policy 33: Development Principles
Policy 34 - Cultural and Heritage Assets

Horsham District Local Plan (2023-40)

Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Storrington, Sullington and Washington Neighbourhood Plan

Policy 14: Design

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 Officer: *Please provide roof plans to show where these [roof plant and equipment] sit relative to the edge. I suspect they will be far enough from the edge not to draw too much attention and from the listed building not to impact its setting.*

Parish Comments:

None received.

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 main consideration of this application is whether the proposed alterations can be considered as non-material amendment 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.

Design and Character

The changes now applied for do not materially lessen the standard of design quality secured to the approved scheme, as can be seen from the above explanations. The overall care home design approach, layout, and building form remains materially unchanged.

Settings of Listed Building and the Protected Landscape (South Downs National Park)

Accordingly, therefore as the building design is not materially changed, the resultant impacts upon the settings of the Grade II Listed Building Old Clayton House and associated non-designated heritage assets, and the Protected Landscape (South Downs National Park) are unchanged also from that previously considered at application stage.

Residential Amenities

The changes to fenestration do not materially change the severity of impacts onto adjacent neighbouring properties previously judged acceptable (such as overlooking or loss of privacy).

Overall Conclusions

The amendment to condition 1 is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

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/25/2111

(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
Plans	General Arrangement Roof Plan	3076 HIA 01 RP DR A 2750 REV P2	08.01.2026
Plans	Elevations Sheet 1 of 2	3076-HIA-01-XX- DR-A-0310 REV P2	08.01.2026
Plans	Elevations Sheet 2 of 2	3076-HIA-01-XX- DR-A-0311 REV P2	08.01.2026

DELEGATED

Case Officer sign/initial Matthew Porter Date: 08-01-2026

Authorising Officer sign/initial J Hawkes Date: 13.01.2026