



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2111

Land To The North of High Bar Lane Thakeham RH20 3EH

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/2152 (Erection of 28 dwellings) for an increase in the size of internal/external wall thickness and other external architectural changes (windows and doors and labelling of external materials) in relation to dwellinghouses on plots 1-3 inclusive, and location plan 'red line' clarification.

DETAILED DESCRIPTION:

This application seeks approval for amendments to Condition 1 (Approved Plans) of DC/23/2152 for plan drawing substitutions to the dwellinghouse elevations and floor plans, namely:

Identified in cover letter (D&M Planning Ltd Ref. 276/25/MS), 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 dwellinghouses on plots 1-3 of the approved development. The amendments sought relate to:

- increase in size of wall thickness, both internal and external, to enable modular system construction (a construction method undertaken through use of Hemp in the construction materials)
- installation of ground floor W/C windows
- change of ground floor rear bifold doors to French doors, and
- labelling of external materials

Also sought is a substitute location plan to reflect reduced extent of application site (denoted by red line) agreed during the determination of DC/23/2152 (with the excluded land blue edged instead).

The applicant's proposed revised drawing suite is set out below:

Approved Plan	NMA Substitution Plans
30005 SK LP01 REV 1 Site Location Plan	25-2125 000 Location Plan
(02) 001 Plot 1 Floor Plans	25-2125 110 REV E Proposed Floor Plans Plot 1
(02) 003 Plot 3 Floor Plans	25-2125 111 Proposed Floors Plans Plot 3
(03) 001 Plot 1 Elevations	25-2125 120 REV A Proposed Elevations Plot 1
(03) 003 Plot 3 Elevations	25-2125 121 Proposed Elevations Plot 3
(02) 002 Plot 2 Floor Plans	25-2125 210 REV A Proposed Floor Plans Plot 2
(03) 002 Plot 2 Elevations	25-2125 220 REV A Proposed Elevations Plot 2

RELEVANT PLANNING HISTORY

DC/23/2152	Erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply.	Permitted 09-05-2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32: The Quality of New Development

Policy 33: Development Principles

Policy 37: Sustainable Construction

Horsham District Local Plan (2023-40)

Policy 8: Sustainable Design and Construction

Policy 19: Development Quality

Policy 20: Development Principles

Thakeham Neighbourhood Plan 2017- 2031

Thakeham 6: 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:

None received.

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 including Sustainable Construction

The changes do not materially lessen the standard of design quality secured to the approved scheme, as can be seen from the above explanations. The overall dwellinghouse design approach, layout, and building form remains materially unchanged. Further conditions would be retained to cover the materials of the buildings and these still need to be discharged. The changes are also appropriate in relation to their impact on adjacent properties.

The Hemspan construction methods would deliver sustainability construction benefits without material change to the weight afforded to the energy efficiency standards secured at application stage.

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

INFORMATIVE: The Applicant is advised approval of this NMA may impact on the Community Infrastructure Levy (CIL) calculated charge to this development, and to contact Horsham District Council CIL team for advice.

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	Proposed Elevations Plot 2	25-2125 220 REV A	17.12.2025
Plans	Proposed Floors Plans Plot 3	25-2125 111	17.12.2025
Plans	Proposed Floor Plans Plot 2	25-2125 210 REV A	17.12.2025
Plans	Location Plan	25-2125 000	17.12.2025
Plans	Proposed Elevations Plot 1	25-2125 120 REV A	17.12.2025
Plans	Proposed Floor Plans Plot 1	25-2125 110 REV E	17.12.2025
Plans	Proposed Elevations Plot 3	25-2125 121	17.12.2025

DELEGATED

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

Authorising Officer sign/initial J Hawkes Date: 13.01.2026

