Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0688
Fordyce, Nightingale Lane, Storrington, West Sussex, RH20 4NU

DESCRIPTION:
Variation of condition 1 of previously approved application reference DC/23/1221 (Demolition of existing timber framed part of house and erection of replacement two-storey extension, including installation of 4no PV solar panels to the roof) to alter the external wall brick facing to brown cement board cladding except the staircase extension which is to remain in brickwork as approved.

RELEVANT PLANNING HISTORY:

DC/21/2445	Demolition of existing timber framed part of house and re-build with a three-storey side extension.	Application Refused on 05.01.2022
DC/23/2249	Variation of Condition 1 of previously approved application DC/23/1221 (Demolition of existing timber framed part of house and erection of replacement two-storey extension, including installation of 4no PV solar panels to the roof) Reduction of width of the main opening to form 3 bays instead of 4 and 1 large single entrance door. Installation of 4 No. additional PV panels to the rear elevation	Application Permitted on 08.02.2024
DC/23/1221	Demolition of existing timber framed part of house and erection of replacement two-storey extension, including installation of 4no PV solar panels to the roof.	Application Permitted on 18.08.2023

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 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018-2031:
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:
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

Consent is sought to vary Condition 1 (plans) attached to the approved permission DC/23/1221 (Demolition of existing timber framed part of house and erection of replacement two-storey extension, including installation of 4no PV solar panels to the roof) to accommodate changes to alter the cement board cladding from light grey to brown.

The proposed change incorporates:

- Alter material from brick to cement board cladding in brown.

Variation of condition 1 of previously approved application reference DC/23/1221 (Demolition of existing timber framed part of house and erection of replacement two-storey extension, including installation of 4no PV solar panels to the roof) to alter the external wall brick facing to brown cement board cladding which is to remain in brickwork as approved.

The proposed changes alter the approved brick finish on the main massing of the dwelling to a cement board cladding in brown except the staircase extension. The existing property currently has cement board cladding in a grey colour with the proposed now to use a similar material. Though this does add a lot of cladding to the main massing, it is considered acceptable. The proposed amendments to the dwelling are not considered to detrimentally impact on neighbouring amenity over and above the previously consented scheme. The variation of conditions would generally maintain the general character and visual amenity of the approved scheme and would not result in any adverse impact on the wider surrounding area as it is not visible from the front elevation, and there are no implications in respect of neighbouring amenity. For these reasons, the proposed alterations are considered acceptable.

Recommendation: Application Permitted

Conditions:

2 **Regulatory (Time) Condition**: The development hereby permitted must be commenced by the 18 August 2026.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail 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/25/0688

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Statement	Planning	NONE	25.04.2025
Elevation plan	Proposed	2001 - 28 REV 07	25.04.2025
Elevation plan	Proposed	2001 - 29 REV 07	25.04.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 08/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 14.07.2025