



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2088

Bines Farm Barn , Bines Road, Partridge Green, West Sussex, RH13 8EQ

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1237 (Erection of an enclosed front porch, erection of a side orangery and replacement of two existing rooflights to the south elevation) to amend the orangery roof.

RELEVANT PLANNING HISTORY:

DC/24/1237	Erection of an enclosed front porch, erection of a side orangery and replacement of two existing rooflights to the south elevation.	Application Permitted on 25.11.2024
------------	---	-------------------------------------

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 28- Replacement Dwellings and House Extensions in the Countryside

Policy 31- Green Infrastructure and Biodiversity

Policy 32- Strategic Policy: The Quality of New Development

Policy 33- Development Principles

Policy 34- Cultural and Heritage Assets

West Grinstead Neighbourhood Plan (2019-2031)

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development

Strategic Policy 6: Climate Change

Strategic Policy 7: Appropriate Energy Use

Strategic Policy 8: Sustainable Design and Construction

Strategic Policy 19: Development Quality

Strategic Policy 20: Development Principles

Policy 40: Improving Housing Standards in the District

REPRESENTATIONS AND CONSULTATIONS RESPONSES

HDC Conservation: The inner roof pitch glazing would not result in harm.

Parish Council: Support.

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 amendment entails the installation of part glazed inner facing pitches on timber or aluminium rafters/supports to the west and east roof slopes of the approved extension. The glazing would be set within the central roof valley and given this siting would not be visible from ground level in views in and around the site.

It is considered the nature and siting of the amendment would not materially impact upon the approved design. The amendment would not change the scale or siting of the approved development and would not create further impacts on the appearance of the building or wider surroundings, including the setting of the neighbouring listed building. The proposal would not create any additional impacts on neighbouring properties beyond those identified as part of the original planning permission. No other material impacts have been identified, and the proposed amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Plans list for: DC/25/2088

(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
Roof plan	Proposed	24-116 07 REV B	15.12.2025

DELEGATED

Authorising Officer sign/initial

.....
Guy Everest

.....
Date: 24.06.2026