Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1684
Church View, The Street, Thakeham, West Sussex, RH20 3EP

DESCRIPTION:
Non-Material Amendment to previously approved application DC/18/1685 (Demolition of existing lean to and conservatory to the side and rear of the property and part-demolition of front link extension. Erection of a single storey side extension and internal alterations. External alterations including installation of fixed lighting, cladding amendments and fenestration changes. (Householder Application)) Change of proposed cladding and roofing material (new Link and Studio)

RELEVANT PLANNING HISTORY:

DC/18/1686	Demolition of existing lean to and conservatory to the side and rear of the property and part-demolition of front link extension. Erection of a single storey side extension and internal alterations. External alterations including installation of fixed lighting, cladding amendments and fenestration changes. (Listed Building)	Application 28.09.2018	Permitted on
DC/18/1685	Demolition of existing lean to and conservatory to the side and rear of the property and part-demolition of front link extension. Erection of a single storey side extension and internal alterations. Extermal alterations including installation of fixed lighting, cladding amendments and fenestration changes. (Householder)	Application 28.09.2018	Permitted on
T/44/99	2-storey side extension Site: Church View The Street Thakeham	Application 23.08.1999	Permitted on
T/45/99	2-storey side extension Site: Church View The Street Thakeham	Application 23.08.1999	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Thakeham Parish Neighbourhood Plan (-2031):
Thakeham6 – Design
Thakeham7 – Heritage Asset

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 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.

A non-material amendment is sought for alterations to the approved scheme DC/18/1685, to allow for changes to the proposed cladding and roofing material to the new Link and Studio. The proposed amendments to the scheme would require the alteration of material from blackened timber to standing seam zinc in Anthra-Zinc finish. The resultant appearance to the building would remain similar to that of the proposed, with a similarly coloured material composition, albeit with a wider spacing between the panels. Furthermore, it is noted that the corresponding Listed Building Consent application (DC/23/1950) was approved on 12.12.2023, with no objection to the change of materials from the Council's Conservation Officer, and the attachment of a condition requesting details of the proposed materials. Therefore, the change of materials would not adversely impact on the setting or character of the listed dwelling within this setting.

The proposed alterations are therefore considered non-material, in accordance with Section 96A of the TCPA1990.

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/23/1684
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	As proposed	2310-04-112	11.09.2023
Elevation plan	Front, as proposed	2310-04-310	11.09.2023
Elevation plan	Rear, as proposed	2310-04-311	11.09.2023
Section plan	Link Roof	2310-04-500	11.09.2023
Section plan	Link Roof Verges - Glazing	2310-04-501	11.09.2023
Section plan	Link Roof Glazing	2310-04-502	11.09.2023
Section plan	Utility Artists Studio Roof	2310-04-503	11.09.2023
Section plan	Ext Bespoke Structural Glazing	2310-04-710	11.09.2023
Supporting Statement		NONE	11.09.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.11.2023

Authorising Officer sign/initial RHERMITAGE Date: 20.12.2023