



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0971

Moralee Farm, Haglands Lane, West Chiltington, West Sussex, RH20 2QS

DESCRIPTION:

Non Material Amendment to previously approved application DC/22/2322 (Erection of a rural workers dwelling and agricultural building) for changes to the ground floor internal plan.

RELEVANT PLANNING HISTORY:

DC/21/1375	Erection of a rural workers dwelling and attached agricultural building.	Application Refused on 16.02.2022
DC/22/2322	Erection of a rural workers dwelling and agricultural building.	Application Permitted on 18.07.2023
DISC/25/0382	Approval of details reserved by conditions 3 and 4 to approved application DC/22/2322.	Application Permitted on 12.02.2026
DC/26/0699	Variation of Condition 14 and Removal of Conditions 9 and 10 of previously approved application reference DC/22/2322 (Erection of a rural workers dwelling and agricultural building) relating to external lighting and water neutrality.	Application Permitted on 08.07.2026

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 20 - Rural Workers Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- 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
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding

Policy 40 - Sustainable Transport
Policy 41 – Parking

West Chiltington Parish Neighbourhood Plan:

Policy H2 – Quality of Design
Policy H4 – Housing Density
Policy H8 – Attention to Detail
Policy EH1 – Built-Up Area Boundary
Policy EH3 – Green Infrastructure and Ecosystem Services
Policy GA3 – Parking and New Development
Policy EE2 – Employment Land

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

Section 96A of the Town and Country Planning Act 1990 enables the Local Planning Authority to make changes to an extant planning permission where those changes are considered to be non-material. There is no statutory definition of what constitutes a non-material amendment and each application must therefore be considered on its own merits, having regard to the nature of the proposed changes and whether they would result in any material planning consequences.

Planning permission DC/22/2322 was granted for the erection of a rural worker's dwelling and attached agricultural building comprising wine storage, office and associated facilities. The current application seeks approval for a number of amendments to the approved internal layout.

The proposed amendments comprise the removal of the internal door between the residential kitchen and the kitchen/office area serving the agricultural building, the repositioning of internal walls within the agricultural/reception area to facilitate the storage and manoeuvring of wine pallets, widening of the entrance to the wine store, a reduction in the size of the agricultural kitchen/utility area, a modest reconfiguration of the residential hallway and living room, an enlargement of the plant/store room to

accommodate mechanical ventilation and heating equipment, and a slight repositioning of the principal entrance door. These amendments are explained within the submitted Planning Statement as operational changes required to improve the efficiency, security and functionality of the approved building.

The proposed changes are limited to the approved internal layout and do not increase the approved footprint, scale, height or overall form of the development. The amendments do not alter the nature of the approved uses, result in any increase in floorspace, or give rise to any additional impacts in respect of visual amenity, neighbouring amenity, highway safety, ecology, heritage assets, or any other material planning consideration previously assessed under planning permission DC/22/2322. The amendments are therefore not considered to materially alter the character or operation of the approved development.

Particular consideration has been given to the removal of the internal door between the residential dwelling and the agricultural/commercial accommodation. Whilst this results in greater physical separation between the two elements, it does not alter the approved purpose of either part of the building or diminish the functional relationship between them. Indeed, the omission of the door provides a clearer distinction between the residential accommodation and the agricultural/commercial facilities. Nevertheless, the original planning permission was justified on the basis that the rural worker's dwelling and associated agricultural accommodation would operate together in support of the established rural enterprise. In order to safeguard that relationship and to prevent the future severance or separate occupation of the agricultural/commercial accommodation from the rural worker's dwelling, it is considered reasonable and necessary to impose a condition requiring both elements to remain within the same planning unit and not be occupied, sold, leased or otherwise disposed of separately.

Having regard to the nature and extent of the proposed amendments, the case officer is satisfied that the changes do not result in any material planning consequences and would not alter the substance of the planning permission previously granted. The amendments are therefore considered to constitute non-material amendments for the purposes of Section 96A of the Town and Country Planning Act 1990 and are acceptable.

Recommendation: Application Permitted

Conditions:

- 2 **Regulatory Condition:** The residential dwelling and the agricultural/commercial accommodation hereby approved shall be retained as a single planning unit at all times and shall not be occupied, sold, leased, let or otherwise disposed of separately from one another. The agricultural/commercial accommodation shall remain ancillary to and operated in association with the rural workers dwelling hereby approved and shall not be used as an independent planning unit.

Reason: To ensure the agricultural/commercial accommodation remains functionally associated with the rural workers dwelling, to safeguard the justification for the development in this countryside location, and to accord with Policies 20, 26 and 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.

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	22.06.2026
Floor plan	Proposed ground	005 REV K	22.06.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 14.07.2026