DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0709
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for amendments to facade details.

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024
DC/22/1575	Surgery to overhanging mixed hedge. (Works to trees in a Conservation Area)	Application Permitted on 15.11.2022

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

Supplementary Planning Guidance:
Pulborough Conservation Area Appraisal and Management Plan (Jan 2018)

Neighbourhood Plan:
The Pulborough Parish Neighbourhood Plan (PPNP) has progressed through independent examination stage and is awaiting further progress. The progress has temporarily stalled owing to ongoing Water Neutrality issues. As from 8th June 2023, the draft Neighbourhood Plan is considered to have a status of a 'Non-Statutory Planning Advice Note', with the policies contained within deemed to carry significant weight being in accordance with the NPPF. The following policies are relevant to this application:

Policy 1 – Spatial Plan for the Parish
Policy 15 - Design

Parish Design Statement:
Pulborough Parish Design Statement SPD (May 2013)

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

No consultations are necessary for Non-Material Applications under s96a.

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 amendments to DC/21/1931 would involve the following to all 4 plots (unless stated):

1) Front elevation:
    a. addition of an opaque-glazed bathroom window
    b. bay window to be structural brick and full-height feature to Plots B and D
    c. enlargement of first-floor lobby window
    d. Replacement of projecting roof over entrance door and bay with two separate projecting apex roofs to plot A and addition of side-lights to door

2) Rear elevation:
    a. Removal of chimney on account of Building regs, part L
    b. Projecting oriel window at first-floor removed and replaced with a flush set window - on account of Building regs, part L
    c. Lounge / patio corner to be brick instead of glazing on account of Building regs, creating a corner pillar - part L
    d. Rear-facing bi-fold doors replaced with fixed windows – on account of ground level differences and required railings
    e. Addition of garage and window to create easier access into garage from garden

3) Side elevations:
    a. Replace utility room window with a door to create ‘back door’
    b. Removal of 2 x garage windows to plots B and D on account of not being a need

4) Roof:
    a. Removal of 1 no. roof-lights to the single-storey flat roof element (approved with 2 no.) - on account of Buildings regs a, part L (glazing quantity)

Whilst many of the proposed changes may be considered non-material on an individual basis, cumulatively the degree of change being proposed is considered significant and therefore material. In particular the changes would involve changes to every elevation of the 4 development plots within the site, as well as involving a change to the building lines of Plots C and D, albeit these are not expressly referred to in the covering letter.

The building line of the rear single-storey element to Plot C is also noted to have shifted in position.

Officers therefore consider that the cumulative amendments would create a significant and material change to the appearance of the dwellings from that permitted under DC/21/1931. As the proposal would materially impact on the appearance of the buildings the amendments are not therefore considered to be non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

Reason for Refusal:

1. The proposed alterations would significantly alter the appearance of the development from that originally permitted. As such the alterations are not considered to constitute a non-material amendment under Section 96A of the Town and County Planning Act 1990.

NOTE TO APPLICANT
The submitted details also appear to show a shifted dwelling footprint within plots C and D. It is advised that this amendment should also be subject to a formal planning application.

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/25/0709
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Sheet 1 - House Type B & D	P605 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type B & D	PD606 REV 00	30.04.2025
Floor plan	Ground House Type C	P701 REV 00	30.04.2025
Floor plan	First House Type C	P702 REV 00	30.04.2025
Roof plan	House Type C	P703 REV 00	30.04.2025
Elevation plan	Sheet 1 - House Type C	P705 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type C	P706 REV 00	30.04.2025
Supporting Statement	Planning	NONE	30.04.2025
Plans	Comparison - Existing and Proposed	HOUSE TYPE A	30.04.2025
Plans	Comparison - Existing and Proposed	HOUSE TYPE B & D	30.04.2025
Plans	Comparison - Existing and Proposed	HOUSE TYPE C	30.04.2025
Site plan		P500	30.04.2025
Floor plan	Ground House Type A	P501 REV 00	30.04.2025
Floor plan	First House Type A	P502 REV 00	30.04.2025

Roof plan	House Type A	P503 REV 00	30.04.2025
Elevation plan	Sheet 1 - House Type A	P505 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type A	P506 REV 00	30.04.2025
Floor plan	Ground House Type B & D	P601 REV 00	30.04.2025
Floor plan	First House Type B & D	P602 REV 00	30.04.2025
Roof plan	House Type B & D	P603 REV 00	30.04.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 23.05.2025

Authorising Officer sign/initial Adrian Smith Date: 23/05/2025