



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/2122

Willow Cottage , North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0471 (Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations) for alternative cladding along the boundary and rear elevations (to replace timber cladding), additional rainwater downpipe at the rear of extension, and bathroom extraction fan to go through roof via tile vent rather than through wall.

RELEVANT PLANNING HISTORY:

DC/25/0471	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)	Application Permitted on 20.05.2025
DC/25/0472	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Listed Building Consent)	Application Permitted on 20.05.2025
DC/25/2145	Addition of white cedar lap fibre cement lap cladding along the boundary elevation of the proposed extension. An additional rainwater downpipe at the rear of the proposed extension. Installation of bathroom extraction through roof via tile vent (Listed Building Consent).	Live application

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

Neighbourhood Plan:

Horsham Blueprint Business Neighbourhood Plan 2019-2036

Policy HB1 – Location of Development

Policy HB3 – Character of Development

Policy HB4 – Design of Development

Policy HB5: Energy efficiency and 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

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 alternative cladding along the boundary and rear elevations (to replace timber cladding), additional rainwater downpipe at the rear of extension, and bathroom extraction fan to go through roof via tile vent rather than through wall would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. Following consultation with the Design and Conservation Officer, the details are considered acceptable. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

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.

(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
Elevation plan	Proposed North and South Elevations	DT/WILLOWCOTTAGE /08 Revision A	18.12.2025
Elevation plan	Proposed Front and Rear Elevations	DT/WILLOWCOTTAGE /07 Revision A	18.12.2025
Roof plan	Proposed Roof Plan	DT/WILLOWCOTTAGE /06 Revision A	18.12.2025
Floor plan	Proposed Ground Floor Plan	DT/WILLOWCOTTAGE /04 Revision A	18.12.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 12/01/2025

Authorising Officer sign/initial Tamara Dale Date: 15/01/2025