# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0864
Pilgrims Rest , Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1715 (Demolition of existing dwelling and erection of a self-build dwelling and garage) for changes to finish materials, removal of skylights, removal of rear doors to be replaced by window, amend gable end, addition of solar panels and amendment to front porch.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/1715 | Demolition of existing dwelling and erection of a self-build dwelling and garage. | Application Permitted on 14.02.2025 |
| DISC/25/0086 | Approval of details reserved by conditions 4, 6, 13 and 14 to approved application DC/24/1715. | Application Permitted on 09.05.2025 |

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

**Rudgwick Neighbourhood Plan:**
The Rudgwick Neighbourhood Plan was formally made on 23 June 2021.
Policy RNP6 – Materials
Policy RNP7 – Architectural Style
Policy RNP9 – Street Scene

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 amendments include:

- Materials – Brick to ground floor, render to first floor with oak cladding in gable pitches.
- North-East and South-West elevations: Removal of skylights from single storey rear section.
- Rear elevation: removal of rear doors to lounge and replacement with window.
- Amended gable end detail to single storey element Solar panels added to roof.
- Front elevation: Amendment to front porch detail.

The proposed amendments include a change in materials from brick at ground floor level to render at first floor, combined with oak cladding in the gable pitches. This represents a visual modification rather than a fundamental change to the building's form or use. The introduction of oak cladding adds architectural interest but remains complementary to the overall design. The removal of skylights from the single storey rear section on the North-East and South-West elevations reduces the number of openings, which is unlikely to have any adverse impact on the appearance or the amenity of neighbouring properties. Similarly, the replacement of the rear doors to the lounge with a window is a minor alteration that slightly reduces access but does not affect the overall character or functionality of the building.

The amended gable end detail on the single storey element constitutes a minor architectural refinement and is not considered to materially alter the approved design. The addition of solar panels to the roof is considered to have limited visual impact and does not significantly change the approved scheme's character. Finally, the amendment to the front porch detail is a modest change that does not increase the building footprint or alter its use.

Overall, the proposed changes are minor in nature and do not materially affect the approved scheme's scale, design, or use. They fall within the definition of non-material amendments as set out under Section 96A and do not take the development outside the scope of the original planning permission. Therefore, it is concluded that the amendments can be accepted as non-material amendments, and no further full planning application is necessary.

**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.

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**Plans list for: DC/25/0864**
(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 | As proposed | 2072 2120 Rev C | 04.06.2025 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 30.06.2025

Authorising Officer sign/initial Tamara Dale Date: 02.07.2025