Horsham District Council

Mr Harry Groucott
MH Architects Limited
Ground Floor
Bicentennial Building
Southern Gate
Chichester
PO19 8EZ

Application Number: DC/24/1328

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs M Minchell

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.

Hatches House East Street West Chiltington West Sussex

as shown on Plan and Application Number DC/24/1328 submitted to the Council on 02/09/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed amendment would result in alterations to the design, form and external appearance of the building which would materially affect the overall character and visual amenity of the development. The proposed amendments would therefore go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	General Arrangement Elevations Sheet 2 of 2	21-030 HCH MHA ZZ ZZ DR A 0121 Rev P05	02.09.2024
Section plan	General Arrangement Sections	21-030 HCH MHA ZZ ZZ DR A 0122 Rev P04	02.09.2024
Location & Site plan	Location Plan & Site Plan	21-030 HCH MHA ZZ ZZ DR A 0100 Rev P04	02.09.2024

Floor plan	General Arrangement Floor Plans	21-030 HCH MHA ZZ ZZ DR A 0110 Rev P04	02.09.2024
Elevation plan	General Arrangement Elevations Sheet 1 of 2	21-030 HCH MHA ZZ ZZ DR A 0120 Rev P06	02.09.2024

Note to Applicant
The non-material amendment application relates to planning permission reference DC/20/0514 which was permitted on 06.05.2020. There is no evidence to demonstrate that development has commenced at the site, and it is therefore likely that the planning permission has not been implemented. Planning permission reference DC/20/0514 is therefore considered to have expired.

Note to Applicant
Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

Note To Applicant:
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.

Right of Appeals
There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.

Emma Parkes
Head of Development and Building Control

Date: 27/09/2024