Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0759
Bankside House, Henfield Road, Small Dole, West Sussex, BN5 9XQ

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1283 (Variation of Condition of previously approved application DC/23/2078 (Erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping) Existing plant room door to be brick infilled, height of eastern stairway window adjusted to match adjacent windows. Replacement of existing high level barge board and installation of an additional downpipe and hoppers on northern elevation. Installation of bat boxes added to west elevation. Use of painted masonry finish on western elevation, and on northern elevation of plant room in place of the previously proposed render finish. Originally proposed external render finish to be of multicoat render system, with masonry paint below damp-proof course level.

RELEVANT PLANNING HISTORY:

DC/24/1283	Variation of Condition of previously approved application DC/23/2078 (Erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping) Changing of Proposed Site Layout and Landscape Masterplan listed in Condition 1.	Application Permitted on 25.10.2024

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 37 - Sustainable Construction
Policy 39 - Strategic Policy: Infrastructure Provision

Upper Beeding Neighbourhood Plan:
Policy 1 – Spatial Plan for the Parish
Policy 8 – Design Standards for New Development
Policy 10 – Employment Sites and Supporting Businesses

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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 original permission was granted under reference DC/23/2078, for the erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping. A subsequent variation of condition application, reference DC/24/1283, was approved, allowing amendments to the proposed site layout and landscape plan.

This application, reference DC/25/0759, proposes the following amendments –

1) Existing plant room door, on the northern elevation, to be brick infilled
2) Height of eastern stairway window adjusted to match adjacent windows
3) Replacement of existing high-level barge boards
4) Installation of additional downpipes and hoppers on the northern elevation
5) Installation of bat boxes to the west elevation
6) Use of painted masonry finish on the western and northern elevation, replacing previously proposed render finish.
7) Originally proposed external render finish to consist of multicoat render system, with masonry paint below damp-proof course level.

The proposed amendments, as listed above, would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans and elevations (including those within the approved Design and Access Statement dated 06.11.2023 and the email received 05.06.2025) unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 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.

Plans list for: DC/25/0759
(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
Layout plan	Hard and Soft Landscape	LLD3016-LAN-DWG-100 REV 11	07.05.2025
Site plan	Proposed Site Plan	PL-A-0002 REV C	07.05.2025
Floor plan	Proposed First Floor	PL-A-0101 REV B	07.05.2025
Elevation plan	Proposed Elevations - North and East	0400 REV B	07.05.2025
Floor plan	Proposed Ground Floor	PL-A-0100 REV B	07.05.2025
Elevation plan	Proposed Elevations - South and West	0401 REV B	07.05.2025
Supporting Docs	Email re. Materials received 05.06.2025	NONE	05.06.2025
Design & Access Statement	Design and Access Statement	NONE	14.11.2023

DELEGATED

Case Officer sign/initial Sam Nye Date: 06/06/2025

Authorising Officer sign/initial Tamara Dale Date: 06/06/2025