Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0600
85 Timber Mill, Southwater, West Sussex, RH13 9SP

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/2284 (Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design) Installation of two rear rooflights.

RELEVANT PLANNING HISTORY:

DC/22/1997	Erection of 2no semi-detached two-storey dwellings.	Application Permitted on 08.03.2023
DC/23/0555	Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.	Application Permitted on 23.05.2023
DC/23/2284	Variation of Condition 1 of previously approved application DC/23/0555 (Variation of condition 1, 7, 8 and 9 of previously approved application reference DC/22/1997 (Erection of 2no semi-detached two-storey dwellings) to allow for design changes.) for amendments to the approved design.	Application Permitted on 26.02.2024
DISC/24/0071	Approval of Details Reserved by Conditions 3 and 4 to approved application DC/23/2284	Application Permitted on 15.08.2024
DISC/25/0167	Approval of details reserved by conditions 5,6,7,8,10,11,12 and 14 to approved application DC/22/1997	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Southwater Neighbourhood Development Plan 2019-2031
SNP1- Core Principles
SDNP2 – Proposals for Residential Development
SNP16- Design

Southwater Parish Design Statement

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 proposed amendments, for the installation of two rooflights within the single storey mono-pitched roof on the western elevation, would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. Due to the location of these rooflights and the building's relationship with the neighbouring properties, the additions are not expected to cause any additional impacts on amenity or impact above and beyond which has already been granted by the previous applications. 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.

Plans list for: DC/25/0600
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Approved Floor Plan	TM/BR/11 REV A	11.04.2025
Floor plan	Proposed Floor Plan	TM/BR/11 REV B	11.04.2025
Elevation plan	Elevations Proposed and Existing	TM/E/02 REV C	04.07.2025

DELEGATED

Case Officer sign/initial Sam Nye Date: 29/07/2025

Authorising Officer sign/initial RHERMITAGE Date: 01.08.2025