Horsham District Council

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land at

Address Line 1

Sandygate Lane

Address Line 2

Address Line 3

Town/city

Lower Beeding

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

521897

Northing (y)

127416

Description

Land on the north side of Sandygate Lane, Lower Beeding

Applicant Details

Name/Company

Title

Mr

First name

Billy

Surname

Clements

Company Name

Devine Homes PLC

Address

Address line 1

St Michael's House

Address line 2

111 Bell Street

Address line 3

Town/City

Reigate

County

Surrey

Country

United Kingdom

Postcode

RH2 7LF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development

Reference number

DC/22/0708

Date of decision

31/08/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to Building Materials Layout (P102 J) to reflect proposed external materials

Please state why you wish to make this amendment

To coordinate with the proposed selection and distribution of materials submitted as part of discharging Condition 14 to permission.

The changes relate to:
1) Use of sail cloth colour weatherboarding to Plot 18, as opposed to dark weatherboarding as shown on P102 J
2) Change to distribution of charcoal colour roof tile throughout development
3) Correction of P102 J with respect to extent of tile hanging on some plots which did not reflect elevations

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

P102 J - Building Materials Layout

New plan/drawing numbers

MAT1 - Materials Distribution - Facing Brick
MAT2 - Materials Distribution - Roof Tile
MAT3 - Materials Distribution - Hung Tile/Weatherboard

All as per details submitted to discharge Condition 14.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

31/10/2024

Details of the pre-application advice received

Advice received in the course of determination of Condition 14 to permission DC/22/0708.
Stephanie advised submission of NMA to deal with minor differences between proposed materials selection and that shown on drawing P102 J.
Indicated that materials distribution submitted to discharge Condition 14 would achieve a better outcome/appearance than that originally indicated on approved drawing P102 J.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Billy Clements

Date

08/11/2024