Horsham District Council

Future Designer Homes
Unit A2 Five Stone Nurseries
Littlehampton
West Sussex
BN17 7PP

Application Number: DC/25/0572

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

On behalf of: Future Designer Homes

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/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) Amendments to Plots 4, 5 and 6.

Land at Angel Sand Pit, Water Lane, Storrington, RH20 4DE

as shown on Plan and Application Number DC/25/0572 submitted to the Council on 04/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed alterations would significantly alter the appearance of the development from that originally permitted. As such the alterations are not considered to constitute a non-material amendment under Section 96A of the Town and County Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Plot 4 section	108 REV P2	04.04.2025
Floor plan	Proposed First	31-002 REV P1	04.04.2025
Roof plan	Proposed	31-003 REV P1	04.04.2025
Elevation plan	Proposed	41-001 REV P1	04.04.2025
Elevation plan	Proposed	41-001 REV P2	29.04.2025
Floor plan	Proposed ground	31-001 REV P1	04.04.2025
Elevation plan	Proposed section	41-002 REV P1	04.04.2025
Floor plan	Proposed roof	31-001 REV P1	04.04.2025

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 material amendment procedure (under s.73 of the Town and Country Planning Act 1990) 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: 20/05/2025