Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0578
Hascombe Farm , Horn Lane, Henfield, West Sussex, BN5 9SA

DESCRIPTION:

Non Material Amendment to previously approved application DC/22/0408 (Erection of a barn for use as stables) re changes to facing and roofing materials.

RELEVANT PLANNING HISTORY:

DC/21/0917	Provision of access to stable block.	Withdrawn Application on 23.09.2022
DC/18/2418	Retrospective application for the sitting of two permanent mobile homes.	Application Permitted on 26.04.2019
DC/21/0938	Erection of extension to existing indoor riding arena to provide viewing area and pole barn for hay and storage purposes. Provision of tannoy system, circular horse walker, 2x all weather paddocks, additional parking area and associated works.	Application Permitted on 26.05.2022
DC/21/1140	Erection of a two-storey detached office building (Use Class E).	Withdrawn Application on 10.06.2022
DC/21/1707	Erection of 4no two-storey terraced residential cottages for staff accommodation.	Application Refused on 02.09.2022
DC/22/0408	Erection of a barn for use as stables.	Application Permitted on 09.01.2024
DC/22/0896	Change of use of building from estate office to equestrian retail unit.	Withdrawn Application on 19.01.2023
DISC/22/0162	Approval of details reserved by condition 3 to approved application DC/21/0938	Application Permitted on 11.08.2022
DISC/23/0031	Approval of details reserved by conditions 7 and 11 to approved application DC/15/0531	Application Permitted on 09.06.2023

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Henfield Neighbourhood Plan (2021):
Policy 1: A Spatial Plan
Policy 4: Transport, Access and Car Parking
Policy 5: Green Infrastructure and Biodiversity
Policy 12: Design Standards for New Development

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.

A non-material amendment is sought to the approved scheme DC/22/0408 to allow for amendments to change the materials on the external walls and roof. The materials previously approved were horizontal timber with a fibrous cement sheeting for the roof. The proposed material for the external walls would be a mix of external brickwork and flint and the roof would be altered to be blue/ grey slate.

The revised materials as proposed would result in a change of appearance that would be material, as it would significantly alter the appearance from what was permitted. Therefore, such an alteration goes beyond what would be considered as non-material.

For this reason, the proposed amendment is considered to go beyond what would reasonably be considered as non-material under Section 96A of the Town and Country Planning Act 1990, and the submission of a Householder planning application would be required for the changes.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed alterations to the previously approved development represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and County Planning Act 1990.

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/24/0578
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Stable Block + Parking Area Site Plan	22/2156-3 REV B	15.04.2024
Supporting Statement	Change of Facing Materials	NONE	15.04.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 13.05.2024

Authorising Officer sign/initial Tamara Dale Date: 13.05.2024