Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1935
Fernbank, Hampers Lane, Storrington, West Sussex, RH20 3HU

DESCRIPTION:
Non-Material Amendment to previously approved application DC/25/0470 (Erection of side and rear extensions, first floor roof extension and detached garage with accommodation above) to replace the approved plain tiles to the house and detached garage with natural slate.

RELEVANT PLANNING HISTORY:

DC/25/0470	Erection of side and rear extensions, first floor roof extension and detached garage with accommodation above.	Application 14.07.2025	Permitted on
DC/24/1082	Construction of a double garage with room in the loft space.	Application 09.09.2024	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Storrington Sullington and Washington Neighbourhood Plan:
Policy 14 Design

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles

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 alterations to permission granted under DC/25/0470 are to change the approved plain roof tiles to the house and detached garage with natural slate. The existing approved dwelling comprises concrete plain roof tiles (rustic clay) where the change to natural slate would represent a new material to the dwelling. While this would reflect similar materials within the locality, the change to this material would materially alter the external appearance of the building, where this would require planning permission.

This amendment, although considered acceptable to the dwelling, would materially alter the appearance of the proposed house and detached garage. As the proposal would impact on the appearance of the building the amendments are not therefore considered to be non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

Reason:

1 The proposed amendments would result in alterations to the external appearance of the buildings which would materially affect the overall character and visual amenity of the development. The proposed amendments would therefore go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country 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/25/1935

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

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed First	HM-268-06/B	25.11.2025
Plans	Proposed Garage	HM-268-03/B	25.11.2025
Floor plan	Proposed Ground	HM-268-05/B	25.11.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.12.2025

Authorising Officer sign/initial RHERMITAGE Date: 19.12.2025