



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1447

The Hollyhocks, 6 Stane Street, Adversane, West Sussex, RH14 9JJ

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1258 (Construction of single storey rear extension. Replacement of windows throughout. Removal of asbestos and reconfiguration of ground and first floor layouts) Redesign of proposed roof form.

RELEVANT PLANNING HISTORY:

DC/23/1258	Construction of single storey rear extension. Replacement of windows throughout. Removal of asbestos and reconfiguration of ground and first floor layouts (Householder)	Application Permitted on 25.10.2023
DC/23/1027	Construction of single storey rear extension. Replacement of windows throughout. Removal of asbestos and reconfiguration of ground and first floor layouts (Listed Building Consent)	Application Permitted on 25.10.2023

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

Billingshurst Neighbourhood Plan:

Policy 2 – Housing Design and Character

Policy 3 – Energy Efficiency and Design

Policy 9 – Re-use of Historic Buildings in Billingshurst Village Centre

Billingshurst Parish Design Statement (SPD)

REPRESENTATIONS AND CONSULTATIONS RESPONSES

None

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.

6 Stane Street is a Grade II Listed Building, listed as part of a row of cottages (Stane Street Cottages), and located within the Adversane Conservation Area. The cottages were collectively listed Grade II in November 1980.

A Non-Material Amendment application is submitted to seek permission for a redesign of the roof form of the single-storey rear extension that was permitted under DC/23/1258, due to a technical issue with use of clay tiles, as stated in the application form. The proposal would amend the previously approved dual pitched roof with rear gable, to a roof with a rear facing mono pitch and a flat roof section behind.

The proposed amendments to the rear single-storey roof would appreciably impact on the appearance of the Grade II Listed building, and also would potentially have an altered impact on amenities of adjacent occupiers. The amendments are therefore not considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

Reason:

- 1 The proposed amendment would result in alterations to the external appearance of the Grade II Listed buildings which would materially affect the overall character and visual amenity of the development. In addition, the amendment to the rear roof would also potentially have an altered impact on amenities of adjacent occupiers. 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.

Plans list for: DC/26/1447

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

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing, as-approved and proposed	26/678-01	08.09.2026
Location plan		HHC01-03	08.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.09.2026

Authorising Officer sign/initial Date: