n.j.a town planning Ltd

Applications & Appeals Services
The Beehive, City Place, Gatwick, RH6 0PA
Tel: 01403 252231 email: njaltd@gmail.com

FAO Ms B Tinning
Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex.
RH12 2GB

Ref: NJA/24/247

5 November 2026

MINOR MATERIAL AMENDMENT APPLICATION UNDER S73
SUPPORTING LETTER / STATEMENT

Dear Ms Tinning

Applicant: **Mr J Smith**
Proposal: **Minor material amendment relating to application DC/25/0115 to vary the approved plans under condition no.1 – construction of dwelling and detached garage/storage building. Creation of new vehicle access from Parthings Lane**
Site: **The Hermitage, Tower Hill, Horsham, West Sussex, RH13 0JS**

Please find enclosed a completed electronic application for the above proposal. The application comprises the following documents which have been submitted electronically through the Planning Portal. The application fee will be paid separately:

- Completed electronic application form with Certificate A
- CIL Form 7 Part 1
- Decision Notice DC/25/0115 for information

- Drawings:
  - HER-ORC-01 Rev C
  - HER-ORC-02 Rev C
  - HER-ORC-03 Rev B
  - HER-ORC-04 Rev B
  - HER-ORC-05 Rev B

Set out below in the table are the originally approved plans and replacement plans:

Plan Type	Description	Original Plan	Replacement Plan
Location /Block Plan	Existing	HER ORC 01	HER ORC 01 Rev C
Site Plan	Proposed	HER ORC 02	HER ORC 02 Rev C
Floor Plans	Proposed	HER ORC 03	HER ORC 03 Rev B
Elevations	Proposed	HER ORC 04	HER ORC 04 Rev B
Roof Plan & Sections	Proposed	HER ORC 05	HER ORC 05 Rev B
Garage Plans	Proposed	HER ORC 06	

Background to MMA

Approval was granted in September 2026 under application DC/25/0115 for construction of dwelling and detached garage/storage building. Creation of new vehicle access from Parthings Lane.

Following the grant of planning permission, the approved scheme has been subject to further review to refine the internal layout and enhance the long-term functionality and adaptability of the proposed dwelling. The Applicant wishes to future-proof the property in recognition of their age and anticipated future needs, by providing a ground-floor principal bedroom suite. This arrangement would improve the long-term accessibility and practicality of the dwelling, enabling the Applicant to remain in their home as their needs evolve, without compromising the overall scale or footprint of the approved development.

The proposed amendments can be accommodated substantially within the footprint of the approved scheme and principally comprise an internal reorganisation of the accommodation between the ground and first floors. The principal bedroom suite would be relocated to the ground floor, with the kitchen, dining and family accommodation reconfigured accordingly. The study, previously located on the ground floor, would be relocated to the first floor. These changes are intended to optimise the internal arrangement of the dwelling, providing a more functional and adaptable living environment whilst retaining the fundamental principles of the approved design.

The revised layout also presents an opportunity to introduce a vaulted ceiling above the relocated living room, enhancing the internal spatial quality and sense of openness.

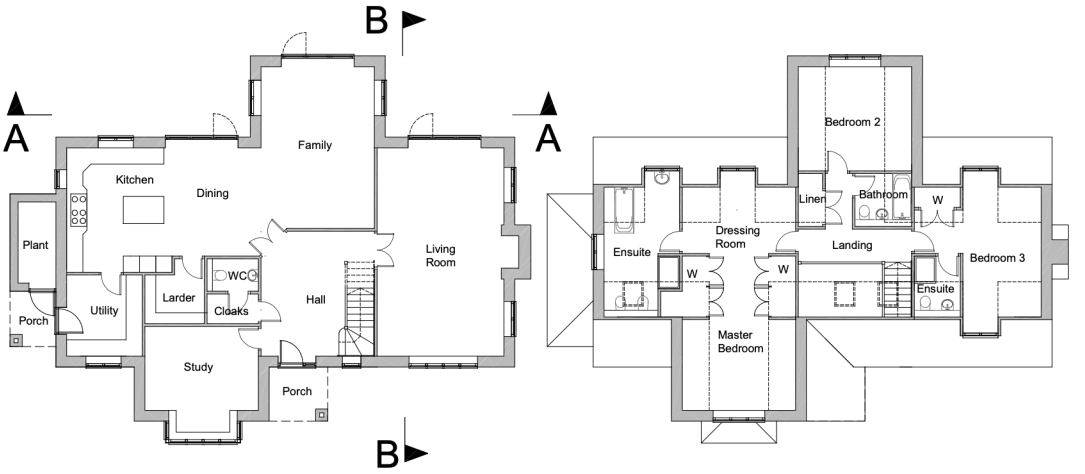
This living space would now be accommodated within a reduced-height rear projection, replacing the previously approved two-storey element. This amendment reduces the vertical scale of the rear projection and provides a more considered architectural composition, whilst maintaining the overall design approach of the approved dwelling.

The overall footprint of the proposed dwelling remains virtually identical to that of the approved scheme, with a marginal reduction of approximately one square metre. This reduction arises from the omission of the previously proposed chimney. The Applicant no longer considers a wood-burning stove necessary, and its removal reflects a preference to avoid the inclusion of a solid-fuel heating appliance where it is not required.

Overall, the proposed amendments represent a considered refinement of the approved scheme, responding to the Applicant's long-term residential needs whilst maintaining a comparable footprint and reducing the height of the rear projection. The revisions seek to improve the functionality, adaptability and internal spatial quality of the dwelling without materially altering the overall scale of the approved development.

….. Plans Extracts – Please See Over Page …..

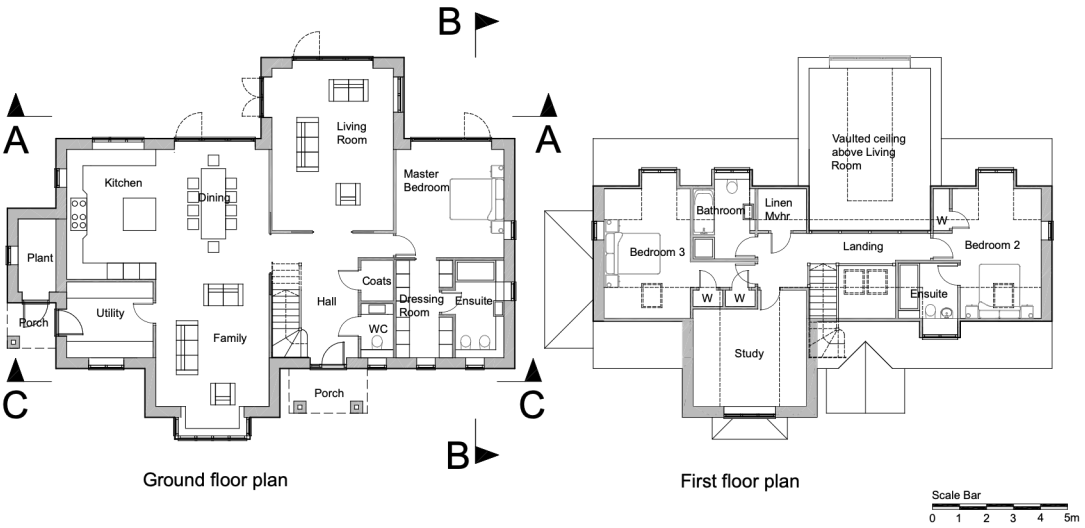
Proposed floor plans comparison (see application drawings for true to scale):



Sections A-A and B-B
refer to drg no. HER/ORC/05

The Hermitage, Parthings Lane, Tower Hill, Horsham RH13 0JS	Proposed New Dwelling Floor Plans	Scale 1:100 @A3 Nov 2024 Drawing No: HER/ORC/03

Floor plans above as approved DC/25/0115



Rev:B New revision for MMA 01/11/26
Rev:A Floor plans revised to relocate Master Bedroom Suite to ground floor, study to first floor and add vaulted ceiling to Living Room 25/09/26

The Hermitage, Parthings Lane, Tower Hill, Horsham RH13 0JS	Proposed New Dwelling Floor Plans	Scale 1:100 @A3 Nov 2024 Drawing No: HER/ORC/03 Rev B

Floor plans above as proposed. Master bedroom suite relocated to ground floor, living room relocated and study moved to first floor. Kitchen/dining/family area replanned and porch centralised on front door. Vaulted ceiling to living room and chimney omitted. Proposed elevations comparison (see application drawings for true to scale):



Front elevation (north)

Side elevation (west)



Rear elevation (south)

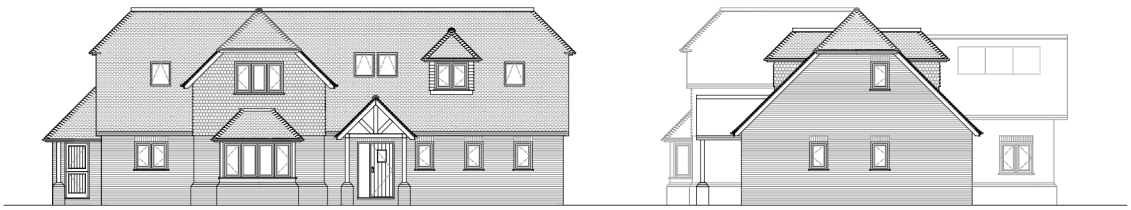
Side elevation (east)

Scale Bar
0 1 2 3 4 5m

Facing Materials
Red multi stock facing brick
Red/orange multi clay plain tile hanging
Red/brown multi clay plain tile roof

The Hermitage, Parthings Lane, Tower Hill, Horsham RH13 0JS	Proposed New Dwelling Elevations	Scale 1:100 @A3
		Drawing No: HER/ORC/04

Elevations above as approved DC/25/0115



Front elevation (north)

Side elevation (west)



Rear elevation (south)

Side elevation (east)

Scale Bar
0 1 2 3 4 5m

Rev:B New revision for MMA 01/11/26
Rev:A Elevations updated to revised floor plans 25/09/26

Facing Materials
Red multi stock facing brick
Red/orange multi clay plain tile hanging
Red/brown multi clay plain tile roof

The Hermitage, Parthings Lane, Tower Hill, Horsham RH13 0JS	Proposed New Dwelling Elevations	Scale 1:100 @A3 Nov 2024
		Drawing No: HER/ORC/04 Rev:B

Elevations above as proposed. Elevations reconfigured to suit proposed floor plans, reduced rear projection accommodates relocated living room with vaulted ceiling, roof porch centralised on front door, chimney omitted.

Conditions

All other conditions on DC/25/0115 remain the same save for the fact that Condition 1 would change to reference the drawings listed above rather than those listed on the Decision Notice.

Summary

As the amendments are minor and have no adverse impact it is hoped that a permission should be forthcoming.

I look forward to receiving confirmation that the planning application has been validated. In the meantime however, please do not hesitate to contact me should you require any further information.

Yours faithfully

NJA

Nikolas J. Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Ltd