



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0610

Mizpah , 5 Wyndham Lea, West Chiltington, West Sussex, RH20 2NP

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/1342 (Conversion of integral garage, alterations to existing orangery fenestration, and first floor front extension to replace front balcony with a new dormer window) to amend the shape of the window to the gable of the first floor extension.

RELEVANT PLANNING HISTORY:

DC/25/1342	Conversion of integral garage, alterations to existing orangery fenestration, and first floor front extension to replace front balcony with a new dormer window.	Application Permitted on 23.10.2025
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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

Neighbourhood Plan:

West Chiltington Parish Council has prepared West Chiltington Neighbourhood Development Plan (WCNDP). The Plan set out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

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 amendments seek permission to amend the shape of the window to the gable of the first floor extension. Whilst the window to this elevation has increased in size, it would not result in an additional opportunity of overlooking over and above the approved arrangement, and would be even less so given that it would replace a balcony. It is considered that the proposed revisions would not materially impact on the approved design. The amendments would not change the scale or siting of the approved development and would not create further impacts on the appearance of the building or wider surroundings. The proposal would not create any additional views of neighbouring properties beyond those identified as part of the original planning permission. No other material impacts have been identified, and the proposed amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision only relates to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. The two documents should be read together. The applicant is advised that in order to remain extant planning permission ref: DC/25/1342 must have been commenced by 23/10/2028.

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/26/0610

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Proposed	3.03 REV A	14.04.2026
Elevation & Floor plan	Proposed	3.02 REV B	14.04.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 05.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 11.05.2026