Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0101
Coombe Cottage, Church Road, Mannings Heath, West Sussex, RH13 6JE

DESCRIPTION:
Non Material Amendment to previously approved application DC/24/1008 (Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping) Minor material amendments to the approved plans and design) to make elevational changes to the approved plans.

RELEVANT PLANNING HISTORY:

DC/20/1851	Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping.	Application Refused on 11.01.2021.
DC/24/1008	Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping) Minor material amendments to the approved plans and design.	Application Permitted on 03.09.2024.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 – Strategic Policy: Climate Change
Policy 36 – Strategic Policy: Appropriate Energy Use
Policy 40 - Sustainable Transport
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan (2015-2031):
Policy 1: A Spatial Plan
Policy 10: Housing Design
Policy 14: Green Infrastructure and Biodiversity

Nuthurst Parish Design Statement 2016

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 original planning permission was granted at appeal under reference DC/20/1851 for the demolition of existing timber garage and shed and erection of 2no. double storey dwellings with associated parking and landscaping. The works were confirmed to have commenced in May 2024 with the demolition of the existing garage, therefore the permission remains extant. A subsequent S.73 application was submitted to amend the approved plans and the design, and the proposed non-material amendment relates to this application, ref: DC/24/1008.

The proposed amendments to DC/24/1008 involve minor material amendments including:

- East elevation additional first floor window in pattern and material to match approved consent
- Revised porch arrangement, hipped roof
- Revised front door
- West elevation revised sliding door pattern, materials to match approved consent

The additional first floor windows would sit on the front elevation and would not face any neighbours. The revised porch design with hipped roof would also not be considered to amount to work that would alter the design of the approved dwellings above what has been approved under DC/24/1008. The revised front door and materials would also match those on the approved consent. The revised sliding door pattern on the west elevation would involve the addition of one additional window, it is not considered that this would amount to a significant change to the design and appearance of the west elevation.

The proposed amendments to DC/24/1008 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

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/25/0101

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	07.01.2025
Elevation plan	North and South	470 PL S73	07.01.2025
Elevation plan	East and West	471 PL S73	07.01.2025
Floor plan	First Floor and Roof	473 PL	14.02.2025
Floor plan	Ground Floor	472 PL	14.02.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.02.2025