Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0099
Great Ventors Farm , Brighton Road, Monks Gate, West Sussex, RH13 6JD

DESCRIPTION:
Non Material Amendment to previously approved application DC/21/1798 (Reserved matters application for the provision of detailed design of the scheme following approval of DC/18/1792 (Outline application for the erection of 5 residential dwellings and associated works). Relating to Appearance, Landscaping, Layout and Scale) for minor amendments to the layout and elevations of the proposed dwellings.

RELEVANT PLANNING HISTORY:

DC/21/1798	Reserved matters application for the provision of detailed design of the scheme following approval of DC/18/1792 (Outline application for the erection of 5 residential dwellings and associated works). Relating to Appearance, Landscaping, Layout and Scale.	Application Permitted on 24.03.2023

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

Nuthurst Neighbourhood Plan

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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 to DC/21/1798, which related to reserved matters for the erection of 5 residential dwellings 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 summarised as:

All 5 houses: -

- Window heads raised by 150mm (from 2110 mm to 2260 mm);
- Kitchen windowsills raised from 900mm to 1050mm;
- First Floor windowsills raised from 600 mm to 825 mm. 800mm guarding (including frame height); and
- Timber cladding to only go in a horizontal direction, instead of the mix of horizontal and vertical cladding shown on the approved elevations.

Plots 1 and 2: -

- Kitchen and Dining area have been swapped, and therefore the bifold door and kitchen windows on the rear elevation have been swapped and side window removed.
- WC has been moved and the corresponding window removed and entrance widened.
- Side elevation cladding extended towards the roof ridge.

Plots 3 and 4: -

- Recessed niche on front elevation to be omitted (for structural purposes).
- Doors to rear marginally repositioned to suit slight internal reconfiguration.
- Correction of the chimney position to ensure it aligns with the approved planning layout.

Plot 5: -

- Front elevation changes: -
  - Window position marginally changed
  - Additional rooflights to additional study
  - Ground floor cladding omitted

It is considered that the nature and extent of the amendments would not appreciably impact on the appearance of the buildings or the 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.

It is noted that the amendments include internal changes that create an additional study for plot 5, which would then benefit from 2 first-floor studies. This dwelling was originally considered as comprising a 2-bed dwelling, and while the studies may offer potential for use as bedrooms this would be tempered by the pitch of the roof impacting upon usable floorspace. It is not considered that the internal alterations, which would not constitute development, would raise any new considerations in respect of housing mix or water neutrality.

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/25/0099
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	House Type 3 Plot 5	PD-120 REV H	22.01.2025
Elevation plan	House Type 1 Plots 3 and 4	PD-200 REV D	22.01.2025
Elevation plan	House Type 2 Plots 1 and 2	PD-210 REV F	22.01.2025
Elevation plan	House Type 3 Plot 5	PD-210 REV D	22.01.2025
Floor plan	House Type 1 Plots 3 and 4	PD-100 REV G	22.01.2025
Floor plan	House Type 2 Plots 1 and 2	PD-110 REV H	22.01.2025

DELEGATED

Case Officer sign/initial Kate Turner Date: 17/3/25

Authorising Officer sign/initial Guy Everest Date: 27.03.2025