Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1037
Coppice Hanger, Church Hill, Pulborough, West Sussex, RH20 1AB

DESCRIPTION:
Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for repositioning of House 'C'.

RELEVANT PLANNING HISTORY:

DC/21/1931	Erection of 4No. detached dwellings with associated access, parking and landscaping.	Application Permitted on 19.04.2024
DC/22/1575	Surgery to overhanging mixed hedge. (Works to trees in a Conservation Area)	Application Permitted on 15.11.2022
DC/25/0709	Non Material Amendment to previously approved application DC/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for amendments to facade details.	Application Refused on 23.05.2025

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
Supplementary Planning Guidance:
Pulborough Conservation Area Appraisal and Management Plan (Jan 2018)

Neighbourhood Plan:
The Pulborough Parish Neighbourhood Plan (PPNP) has progressed through independent examination stage and is awaiting further progress. The progress has temporarily stalled owing to ongoing Water Neutrality issues. As from 8th June 2023, the draft Neighbourhood Plan is considered to have a status of a 'Non-Statutory Planning Advice Note', with the policies contained within deemed to carry significant weight being in accordance with the NPPF. The following policies are relevant to this application:

Policy 1 – Spatial Plan for the Parish
Policy 15 - Design

Parish Design Statement:
Pulborough Parish Design Statement SPD (May 2013)

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

No consultations are necessary for Non-Material Applications under s96a.

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 consented development comprises 4 detached buildings on a back-land plot. As consented, Plot C was set between 8m – 9.8m off the western site boundary (with Laurel Cottage), and at an angle of some 22 degrees off this common boundary. At ground floor, there was a single-storey flat-roofed rear projection to the south-eastern side of the house, and a patio deck alongside this on the south-western side.

Proposed change(s):
The amendments concern Plot C only, located in the south-western corner of the site. As approved, the two-storey dwelling at Plot C includes the presence of ground and first-floor windows to all elevations, including the flank side facing Ashley House and Laurel Cottage to the west which are chalet-style properties set on the rising hill-side. As consented, the distance between corners of Plot C and Laurel Cottage is 16m, with the separating distance to Ashley House being some 20m.

The amendments would shift the position of Plot C in relation to the boundary with Laurel Cottage with a separating distance now proposed at some 15m and a separating distance to Laurel Cottage of 17.5m. The proposal would also rotate Plot C on its plot by some 12 degrees. In addition, the patio and the single-storey flat-roofed rear projection would also swap places.

Officers note that the existing site topography slopes with the northern area being higher than the southern part of the site. To the north of Plot C is a large Willow tree, so the proposal would create an additional 1m of separation to the canopy of the Willow tree, which is to be retained.

The proposed amendments would not change the siting, size or function of the flank windows at first-floor, which would retain their obscure-glazing restriction. At ground floor, the proposed amendments would relocate the patio area to the south-east side, thus rendering a betterment in terms of how the garden and amenity area of Plot C might interact with the amenities of Ashley House, and to a lesser extent, Laurel Cottage.

The proposed amendments are considered to retain the original amenity considerations in relation to the neighbouring residential properties, as set out under DC/21/1931: "*The resulting relationship is considered sufficient to prevent any unacceptable impact on amenity for occupants of these properties*".



Orange outline represents the consented position of Plot C

The proposed amendments to the orientation of Plot C 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

NOTE TO APPLICANT
This decision only relates to the non-material amendments sought and is not a reissue of the original permission, or subsequent Full Planning Permissions, or other non-material amendment applications which still stand. All documents should be read together.

NOTE TO APPLICANT
The applicant is reminded that the conditions of the original planning permission (DC/21/1931) remain applicable.

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/25/1037

(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
Site plan	Proposed	P1000	24.06.2025
Site plan	Existing	P1001	24.06.2025
Site plan	Approved and proposed	PD1002	24.06.2025
Supporting Statement	Planning	NONE	24.06.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 15.07.2025

Authorising Officer sign/initial Adrian Smith Date: 18/07/2025