DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0898
Little Gaynes, Valewood Lane, Barns Green, West Sussex, RH13 0QJ

DESCRIPTION:
Non-Material Amendment to previously approved application DC/23/0780 (Erection of a single storey side extension and two storey rear extension to main dwelling. Erection of a side extension to existing garage and conversion of existing garage into a gym/games room including habitable space above. Installation of swimming pool and erection of associated pool house) to allow for the repositioning of the swimming pool.

RELEVANT PLANNING HISTORY:

DC/19/1675	Erection of a two-storey side extension to convert the existing garage into a two-bedroom annex, ancillary to main dwelling.	Application Permitted on 18.10.2019.
DC/23/0780	Erection of a single storey side extension and two storey rear extension to main dwelling. Erection of a side extension to existing garage and conversion of existing garage into a gym/games room including habitable space above. Installation of swimming pool and erection of associated pool house.	Application Permitted on 22.12.2023.

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

Neighbourhood Plan:
Itchingfield Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

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 swimming pool would be rotated 90 degrees, with the remainder of the scheme remaining unchanged from the original permission. The nature and extent of the proposed amendment, for the repositioning of the swimming pool, is not, taking into account the location of the pool / site and its relationship with neighbouring land and properties, considered to raise any further issues in respect of visual amenity, with the amendment not diluting the original design approach for the development. Further, the amendment would not result in any change in the impact of neighbouring amenity beyond the existing planning permission and are not considered to give rise to any other material impacts.

The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Plans list for: DC/24/0898
(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	As proposed	LA085-014 REV A	13.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 01.07.2024

Authorising Officer sign/initial Guy Everest Date: 11.07.2024