Horsham District Council

Lee Hackett
Sussex Building Plans
33 Highland Avenue
Bognor Regis
PO21 2BJ

Application Number: DC/25/0225

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr K Bellerby

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby **REFUSE** to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved application DC/22/1449 (Enlargement of porch and installation of pitched roof to front. Construction of new pitched roof to existing sun room, creation of covered seating area and installation of window at first floor level to rear) Demolition of existing sun room and rebuild from ground level and change the proposed pitched roof to a flat roof construction.

4 Pondfield Road Rudgwick West Sussex RH12 3EW

as shown on Plan and Application Number DC/25/0225 submitted to the Council on 13/02/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed amendments would go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Floor Plans	KB/NMA/03	13.02.2025
Elevation plan	Proposed Elevations	KB/NMA/04	13.02.2025

Note to Applicant
Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

Note To Applicant:
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.

Right of Appeals
There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.



Emma Parkes
Head of Development and Building Control

Date: 13/03/2025