DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1131
Arborgarth , Bracken Lane, Storrington, West Sussex, RH20 3HS

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1561 (Erection of a single storey rear extension and alterations) Proposed changes to the south elevation to include changing the single sliding doors to two smaller sliding door. Amending the glazed oriel window to become a bay window.

RELEVANT PLANNING HISTORY:

DC/23/1561	Erection of a single storey rear extension and alterations.	Application Permitted on 10.11.2023

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 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington, Sullington & Washington Neighbourhood Plan (SSWNP) 2018-2031:
Policy 14 – Design

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 proposal sees a slight change in material for the first-floor elevations to the rear and side with this being changed from white render to vertical timber cladding. This is to match the first-floor front elevation of the originally proposed. There are slight fenestration changes with the two rear sliding doors becoming one larger sliding door. The oriel window is slightly enlarged on the rear elevation. A rooflight is also proposed to serve the snug. These amendments are considered to retain the overall character and appearance of the approval and would not materially impact the approved scheme.

The first-floor east side elevation window which serves a bathroom is to be enlarged. This will be conditioned to be obscured. Though the window is enlarged, its function as a bathroom remains the same from the previous proposal and it would be considered usual that the bathroom would have a glazed window. This condition is attached to ensure so.

The proposed amendments to Arborgarth 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

Conditions:

2 **Pre-Occupation Condition:** No part of the development hereby permitted shall occupied until the window at first floor window on the eastern side elevation as shown on plan reference 2.02 has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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/24/1131
(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
Elevation & Floor plan	General Arrangement as Proposed	2.02	23.07.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 13/08/2024

Authorising Officer sign/initial TDale Date: 19/08/2024