Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/1161
Rowfold House, Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1774 (Erection of a single storey rear extension, replacing existing conservatory and store) Store width to be reduced by 455mm, East elevation [glazing, roof canopy and steps] to be moved 540mm East to line through with edge of existing building. Reduction of rooflight width and slight amendment to siting on roof.

RELEVANT PLANNING HISTORY:

DC/24/1774	Erection of a single storey rear extension, replacing existing conservatory and store.	Application Permitted on 13.01.2025

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

Billingshurst Parish Neighbourhood Plan 2019 – 2031
Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

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:

Billingshurst Parish Council: 'NEUTRAL response to this application, in that they saw no cause for objection to the plans as submitted'

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 application site 'Rowfold House' forms the south-eastern wing of Rowfold Grange, a substantial country house that has historically been subdivided into four properties, Rowfold [Grange], Rowfold Place, Rowfold House, and Garden Cottage. The application site is accessed from the east side of Coneyhurst Road. The site is a countryside location. 'Rowfold House' has its own large plot to the south and southeast which gently slopes from the dwelling to the southeast to meet the access driveway along its Southern Boundary.

Permission was granted in January 2025 (ref. DC/24/1774) for the erection of a single storey rear extension, replacing existing conservatory and store. This application seeks permission for the store width to be reduced by 455mm, East elevation [glazing, roof canopy and steps] to be moved 540mm East to line through with the edge of the existing building. Reduction of rooflight width and slight amendment to its siting on the roof. The fenestration detailing would also be altered as part of the amendments.

The proposed amendments to DC/24/1774 would change the visual appearance of the addition, and whilst the changes to the glazing would be apparent, it is not considered overall that the amendments would appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise 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

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/25/1161

(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	Proposed Floor Plans (NMA)	BA240 - 03 - 004 REV A	11.08.2025
Elevation plan	Proposed NMA Elevations	BA240 - 03 - 201	14.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.08.2025

Authorising Officer sign/initial Tamara Dale Date: 11.08.2025