



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0590

Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex, RH20 4AG

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn)) for roof plant / equipment and access requirements.

RELEVANT PLANNING HISTORY:

PE/21/0065	A new 60-bed care home accompanied by 8 age-restricted bungalows	Pre-Application Advice Given on 19.08.2021
DC/21/2161	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Application Refused on 24.01.2023
DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Application Permitted on 16.10.2024
S106/24/0008	Discharge of planning obligation pursuant of Schedule 5 (FR/PAG/190) to application DC/04/2084	Application Permitted on 13.11.2024
DISC/24/0282	Application for Approval of Details Reserved by Condition 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).	Application Permitted on 23.01.2025
DISC/24/0307	Approval of Details Reserved by Conditions 3 (Construction Environmental Management Plan (CEMP: Biodiversity) and 20 (schedule of materials and finishes) for 60 bed care home ONLY to approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of 60-bed care home and 8No. age restricted bungalows with associated access works)	Application Permitted on 28.01.2025
DISC/25/0014	Approval of details reserved by condition 5 (4) ONLY (archaeological works - post-excavation assessment) to approved application DC/23/0701 (Demolition of existing buildings/structures, and dwellings. Erection	Application Permitted on 13.02.2025

	of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, works.	
DISC/25/0050	Approval of Details Reserved by Conditions 6 (mineral extraction) and 13 (contamination remediation) to approved application DC/23/0701 (Demolition and erection of 60-bed care home (Class C2) and 8 No. age restricted bungalows (Class C3) with associated access and works).	Application Permitted on 12.08.2025
DISC/25/0051	Application for Approval of Details Reserved by Condition 7 (underground services excluding surface and foul water drainage), 12 (finished floor levels), 14 (landscape management plan) and 27 (biodiversity lighting design) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. age restricted bungalows with associated works)	Application Permitted on 15.08.2025
DISC/25/0073	Application for Approval of Details Reserved by Condition 15 (granary building method statement) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. age restricted bungalows with associated access and works (including relocation of existing staddle stone barn))	Application Permitted on 07.04.2025
DISC/25/0076	Approval of details reserved by conditions 9 (foul drainage), 10 (Surface water drainage), 11 (sustainable drainage components) and 22 (sustainable drainage management and maintenance) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. bungalows)	Application Permitted on 05.12.2025
DISC/25/0270	Approval of details reserved by conditions 16 (noise: care home ONLY), 17 (Biodiversity Enhancement Strategy), 31 (cycle storage: care home ONLY), 32 (Electric Vehicle Charging: care home ONLY), and 33 (refuse/recycling: care home ONLY) to approved application DC/23/0701 (60 bed care home (Class C2) and 8No. age restricted bungalows (Class C3)).	Application Permitted on 17.02.2026
S106/25/0020	Application for the Discharge of Planning Obligations detailed in paragraph 4 of Schedule 4 to the Section 106 Agreement SP/1310/35 related to planning permission DC/23/0701 (60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3)). Issuing of Water Neutrality Offsite Mitigation Confirmation Notice.	Application Permitted on 18.02.2026
DC/25/1839	Installation of 1x non-illuminated 'V' shaped entrance sign, 1x illuminated single sided post mounted entrance sign, 1x illuminated wall mounted entrance sign and 1x non-illuminated set of individual letters.	Application Permitted on 11.02.2026
DC/25/2076	Non Material Amendment to previously approved application DC/23/0701 (60-bed care home and 8 No. age restricted bungalows). Minor design changes; external wall air bricks and louvres shown; rooflight changes; minor elevation changes.	Application Permitted on 13.01.2026
DISC/26/0061	Approval of details reserved by condition(s) 18, 19, 24 and 27 to approved application DC/23/0701.	Pending
DISC/26/0098	Approval of details reserved by condition 21 to approved application DC/23/0701.	Pending

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

Neighbourhood Plan: Storrington, Sullington & Washington Neighbourhood Plan 2018-2031

Parish Design Statement: Storrington & Sullington 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:

HDC Conservation: No Objection

Satisfied that the revisions and amendments do not impact the setting of the listed building.

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 current wording of Condition 1 of DC/23/0701 requires the development to be built out in accordance with the approved Proposed Elevations (plan no. 0300 REV P9 and 0301 REV P9) and Roof Plan (plan no. 2700, REV P3). It is necessary to substitute those drawings with the proposed revised drawings for the developer to implement the revised elevations and roof arrangement.

In the context of the overall approved development the proposed amendments to incorporate the roof plant and equipment as well as roof access for maintenance would not appreciably impact on the appearance of the building or amenities of adjacent occupiers and would give rise to no material impacts. The Council's Heritage and Conservation Officer has been consulted on the amendments and

advised that they are satisfied that the revisions and amendments would not impact the setting of Old Clayton Grade II Listed Building.

The amendment to Condition 1 is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision notice approves the following amended wording to the conditions imposed on planning permission DC/23/0701 listed below:

Amended Condition 1 (Approved Plans)

Approved Plan drawing of DC/23/0701	Approved Plan drawing DC/26/0590 NMA
Proposed Elevations 1 and 2: 0300, REV P9	Elevations Sheet 1 of 2: 0310
Proposed Elevations 3, 4 and 5: 0301, REV P9	Elevations Sheet 2 of 2: 0311
Proposed Roof Plan: 2700, REV P3	General Arrangement Roof Plan: 2750

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/26/0590

(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 plan	Sheet 1 of 2	0310	09.04.2026
Elevation plan	Sheet 2 of 2	0311	09.04.2026
Plans	General arrangement roof	2750	09.04.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 30/04/2026

Authorising Officer sign/initial Adrian Smith Date: 01/05/2026