



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0519

Little Barn Cottage , Bentons Lane, Dial Post, West Sussex, RH13 8NP

DESCRIPTION:

Non Material Amendment to previously approved application DC/14/1984 (Proposed detached triple garage with storage, accommodation over) to remove the garage rooflights on the east elevation.

RELEVANT PLANNING HISTORY:

DC/24/0284	Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).	Application Permitted on 18.06.2024
DC/23/2158	Prior Notification for 2no Dwellinghouses above a building in use as a single dwellinghouse (Class AD)	Prior Approval Required and PERMITTED on 23.01.2024
DC/14/1984	Proposed detached triple garage with storage, accommodation over	Application Permitted on 30.12.2014

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

West Grinstead Neighbourhood Plan (2019-2031):

Chapter 6

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 proposed amendments seek permission to remove the rooflights from the east elevation of the garage building. The submission states that the permission was commenced through the digging of foundations, and these are clearly visible on historic aerial photos of the site. On this basis there are no reasons to consider the permission was not commenced and could not be implemented.

It is considered that the removal of rooflights would not materially impact on the approved design. The amendments would not change the scale or siting of the approved development and would not create further impacts on the appearance of the building or wider surroundings. The proposal would not create any additional views of neighbouring properties beyond those identified as part of the original planning permission. No other material impacts have been identified, and the proposed 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/26/0519

(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
Plans	PROPOSED AMENDED FLOOR, SECTION AND ELEVATIONS	2014/26/2 REV B	30.03.2026
Supporting Statement	PLANNING STATEMENT	NONE	25.03.2026
Plans	EXISTING FLOOR, SECTION AND ELEVATIONS	2014/26/1 REV B	25.03.2026

DELEGATED

Authorising Officer sign/initial

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Guy Everest

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Date: 29.05.2026