Horsham District Council

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Dairy Barn

Address Line 1

Bognor Road

Address Line 2

Address Line 3

West Sussex

Town/city

Broadbridge Heath

Postcode

RH12 3PS

Description of site location must be completed if postcode is not known:

Easting (x)

513188

Northing (y)

133921

Description

Applicant Details

Name/Company

Title

Ms

First name

Charmaine

Surname

Hogan

Company Name

Address

Address line 1

Dairy barn

Address line 2

Bognor road

Address line 3

Town/City

Broadbridge heath

County

West sussex

Country

United Kingdom

Postcode

RH123PS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

planning permit DC/22/1679, for a small existing garage conversion to an annexe on existing property

Reference number

DC/22/1679

Date of decision

20/06/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [x] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [ ] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

We would like to make an amended in regards to the water neutrality. Originally a WNS (attached in this application) was provided as required with the initial application.

From the annexe project, we now intend NOT to install dishwasher and washing machine. The WNS had allowed for these in the calculations. We would also not install a rain harvesting system. The WNS calculated: 44.87 litres per person per day(l/p/d) which is less than 85 l/p/d required by the Horsham District Council. Not installing dishwasher, washing machine and rain harvesting system brings to the calculation of 74.79 l/p/d which is less than the 85 l/p/d required by the Horsham District Council.

For the existing dwelling, we intend to unutilise one of two showers and basins, retaining only the ensuite bathroom, which combines shower/bath. If required, taps will be physically removed. However, this small room will become in its totality only a (needed) storage room, due to working from home (sales). The reduction required is 39.97 l/p/d, based on the WNS but now deducting the above mentioned 74.79 l/pd (and taking account of occupancy rates in the calculations (1.32, 2.47), as per the WNS calculations). Untilising this room, but also fitting the flow limiters for shower and basin (ensuite) as per the WNS allows for water neutrality to be retained. The WNS had also calculated credit of 4.79 with the flow limiters.

Reference: Table A2 and Table 2.1.3(a) in particular of the WNS as provided with the planning application DC/22/1679.

Please state why you wish to make this amendment

A primary reason, is that unfortunately, and frustratingly, our contractor went bust halfway through the build, after taking our money, now leaving us with spiralling costs to complete the work. They went into liquidation and started up again the next day in a new business so we reported them to the liquidator and companies house. Unfortunately our money has gone.

We are trying to salvage what was to be a small project on the low budget side. It is started and is one the one hand wastage not to finish, but secondly an eye sore and unusable building left unfinished.

As per the planning permit, water neutrality is required on our entire property. The annexe is separate to the existing dwelling, even if a very small sqm previously existing garage.. This includes our existing house and the garage conversion.

Retrofitting and installing a rainwater harvesting system on the conversion were recommended to achieve water neutrality including to provide water for the toilet and washing machine, as provided in the WNS to the initial application.

However we have achieved neutrality by alterations to the conversion and making changes to the main house.

As it is just the 2 of us here now (previously the children were here quasi permanently) we have decided to remove the usage of the second bathroom in the main house which has a shower, toilet and hand basin. This gives balance to the water usage.

At this stage, after being ripped off, we are stripping back on costs to save the project. We will not be having a washing machine and dishwasher installed. Therefore the only use for a rainwater system would be to flush the 1 toilet in the annexe,

After much investigation the minimum cost to have a rain harvesting system bought and installed is circa £10k. This obviously compounds our financial challange to get the project finished.

The garage conversion is just 25m squared, so very small. It has 1 kitchen tap, 1 sink tap, 1 shower, 1 toilet. These are fitted with water reduction methods, as suggested in the WNS. These have been provided by Southern Water.

We have followed the report guidelines to alter the water systems in the main house, and by doing this, in combination with the above, can maintain water neutrality on the entire property, as provided in the reply to the question above.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Email

Date (must be pre-application submission)

30/07/2024

Details of the pre-application advice received

Submit amendment/change to DC/22/1679 as per S73 application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Charmaine Hogan

Date

06/08/2024