Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1823
Okewood House, The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1432 (Removal of clock tower and velux roof lights to the existing garage roof and ancillary accommodation proposed replacement of clock tower with two traditional dormer windows) for retention of 2no. rooflights to the rear elevation of the existing garage.

RELEVANT PLANNING HISTORY:

DC/22/0871	Demolition of existing western wing and store. Erection of a two storey side extension. Blocking up of existing and creation of new openings and construction of a single storey glazed link. Alterations to existing Cottage building including erection of a porch. Closure of existing access and upgrading existing gated opening to form main access with associated landscaping.	Application 29.09.2022	Permitted on
DC/23/0096	Removal of existing stable block and erection of a single storey building for the storage of garden, tools, and estate machinery.	Application 11.05.2023	Permitted on
DC/23/1432	Removal of clock tower and velux roof lights to the existing garage roof and ancillary accommodation proposed replacement of clock tower with two traditional dormer windows	Application 27.09.2023	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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

Rudgwick Neighbourhood Plan
RNP1 – Spatial Strategy
RNP6 – Materials
RNP7 – Architectural Style
RNP8 – Development Height

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:

No Objection

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 nature and extent of the proposed amendments are not considered to raise any further issues in respect of visual amenity, with the nature and extent of the amendment not diluting the original design approach for the approved development. The amendments would not result in any change in the impact on neighbouring amenity beyond the existing planning permission and are not considered to give rise to any other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990 and the application is recommended for approval.

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/24/1823

(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	Plans	2306 04A	18.11.2024
Elevation plan	Elevations	2306 05A	18.11.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 19.12.2024

Authorising Officer sign/initial Tamara Dale Date: 20.12.2024