



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1443

Lacewood Lodge, Priory Fields, Monastery Lane, Storrington, West Sussex

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/1329 (Change of use of volunteers agricultural storage barn to 1 no. residential unit) relocation of drain to front of building, installation of back door, west facing sliding glass door, kitchen window to eastern elevation and installation of flue.

RELEVANT PLANNING HISTORY:

DC/25/1329	Change of use of volunteers agricultural storage barn to 1 no. residential unit.	Application Permitted on 06.02.2026
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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

Storrington, Sullington & Washington Neighbourhood Plan:

Policy 1 – A Spatial Plan for the Parishes

Policy 8 – Countryside Protection

Policy 14 – Design

Policy 15 – Green Infrastructure & Biodiversity

Policy 17 – Traffic & Transport

Policy 18 – Car Parking

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.

A non-material amendment is sought to the approved scheme DC/25/1329, to allow for the following:

- Relocation of drain to front of building
- Installation of rear door on north elevation
- West facing sliding glass doors
- Kitchen door to eastern elevation
- Installation of flue

The installation of new doors and windows are not considered to materially alter the external appearance of the dwelling. The amendments would not significantly increase extent of glazing to the west elevation. The proposed amendments to fenestrations would not dilute the original design approach and would not raise any further issues in respect of amenity or raise any other material impacts.

However, the proposed installation of the flue would materially alter the external appearance of the building and would not be considered non-material. While flues can be installed via permitted development rights, planning permission DC/25/1329 removed the permitted development rights for this dwelling. Further consideration would be required to assess the impact of the flue on the design of the dwelling, which would go beyond what can be considered as non-material. The amendment to the original planning permission would be significant, and therefore, such alterations would go beyond what would be considered as non-material.

For these reasons, the proposed amendments are considered to go beyond what would be considered as non-material under Section 96A of the Town and Country Planning Act 1990, and the submission of a S.73 minor material amendment would be required for the changes.

Recommendation: Split Decision

Refuse the installation of a flue for the following reason: -

1. The flue would introduce an alteration which did not form part of the original planning permission. The addition of a flue would go beyond that which could be described as non-material under Section 96A of the Town and Country Planning Act 1990.

Approve the relocation of drain to front of building, and installation of back door, west facing sliding glass door and kitchen window to eastern elevation.

Plans list for: DC/26/1443

(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	As Approved	2941/2/B	07.09.2026
Plans	Proposed	2941/2D	07.09.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 28.09.2026

Authorising Officer sign/initial Guy Everest Date: 05.10.2026