Our Ref: JR/GM/100727

12 December 2024

Planning Department,
Horsham District Council,
Parkside,
Chart Way,
Horsham,
RH12 1RL

Dear Sir/Madam,

SAINSBURY'S SUPERMARKETS LIMITED
ROFFEY CORNER, CRAWLY ROAD, HORSHAM, RH12 4HG
SECTION 96A NON-MATERIAL AMENDMENT APPLICATION IN CONNNECTION WITH PLANNNIG PERMISSION REF: DC/21/2028 (APPEAL REF: APP/Z3825/W/23/3325135)
PLANNING PORTAL REF: PP-13613423

We write on behalf of our client, Sainsbury's Supermarkets Ltd, to submit an application for planning permission under Section 96A (S96A) of the Town and Country Planning Act 1990 for the approval of a non-material amendment to planning permission DC/21/2028 granted on appeal (appeal ref: APP/Z3825/W/23/3325135) relating to the Sainsbury's convenience store to be operated from the former Horsham Car Centre unit.

The Site

The site consists of the former Horsham Car Centre to the east of the B2195 Crawley Road. The property benefits from planning permission, granted at appeal on 27 June 2024, for the change of use of the existing vacant car showroom (sui generis) to a retail unit (Class E(a)) with extensions to the ground floor and associated parking (ref: DC/21/2028 (Appeal ref: APP/Z3825/W/23/3325135)). The retail unit will be a single storey standalone unit operated as a convenience store by Sainsbury's Supermarkets Ltd. The car park will be on the existing forecourt to the west of the building and access is onto the B2195 Crawley Road.

The wider surroundings of the site are commercial and residential in character. To the north of the site is a used car dealership while residential properties are to the south, east and across the B2195 to the west. The site is not in, or near to, a conservation area and has no listed buildings or heritage assets

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on or adjacent to it. The nearest listed building is the Grade II listed Church of All Saints, approximately 150 north of the site.

The Proposed Non-Material Amendment

Following on from the above, it is now proposed to change the approved proposed shop frontage elevation (drawing no. 6844(P)200-B) with a new elevation (drawing no. S22/03-D/14-B). The approved elevation has a dark grey metal cladded upstand at the base of the shop frontage with windows above. The new elevation proposes the removal of this upstand, with full height windows on the shop frontage. The full height windows more closely reflect the existing front elevation of the unit, which has had full height windows since at least March 2009 (source: Google Street View). The positioning of the door and ATM remain the same as on the approved elevation.

Application Summary

To complete the application, please find enclosed the following in addition to this letter:

- Completed application form
- The following drawings:
    - New Proposed West Elevation (drawing no. S22/03-D/14-B)
    - Copy of approved Existing West Elevation and Proposed West Elevation (drawing no. 6844(P)200-B)

Additionally, we will arrange payment to Horsham District Council for the sum of £293 to cover the fee for the non-material amendment.

We trust that the above is clear and we look forward to receiving notification that the application has been registered in due course.

Should you have any queries concerning any of the attached information, please do not hesitate to contact us.

Yours faithfully
for ALDER KING LLP

JOSHUA REID
Planner

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