



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1567

Lower Perryland Farm, Dial Post, Horsham, West Sussex, RH13 8NT

DESCRIPTION:

Non Material Amendment to previously approved application DC/26/0395 (Erection of single and two storey extensions and alterations to the existing property. Demolition of existing garage and workshop and erection of an attached carport) to update approved materials and for the installation of a rooflight, changes to porch roof form and additional porch entrance windows, change of roof form of the single storey extension and fenestration alterations.

RELEVANT PLANNING HISTORY:

DC/26/0395	Erection of single and two storey extensions and alterations to the existing property. Demolition of existing garage and workshop and erection of an attached carport.	Application Permitted on 29.04.2026
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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 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

Policy 40 - Sustainable Transport

Policy 41 - Parking

Shipley Parish Neighbourhood Plan 2019-2031

Policy HD3 – High Quality Design

Shipley Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

Policy 24: Sustainable Transport

Policy 25: Parking

Policy 45: Replacement Dwellings and House Extensions in the Countryside

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 original permission was granted under reference DC/26/0395, consisting of a number of alterations that allow the existing dwelling to be substantially enlarged. This application originally only sought consent to update the approved materials, however, the proposed plans showed a number of amendments to the permitted plans and as such, the description has been amended. Whilst an additional Location Plan has been submitted under this application with an enlarged red line boundary, the red line cannot be altered under a Section 93A Non-Material Amendment application and therefore does not form part of the approval. The application therefore proposes the following amendments –

- 1) Installation of overarching rooflight to both the northern and southern elevations
- 2) Change of porch roof form and additional porch entrance windows on the southern elevation
- 3) Change of roof form to the single storey extension to the southern elevation, from a dual pitched roof to a mono-pitched roof
- 4) Change of wall materials from the permitted render at ground floor level and clay hanging tiles at first floor level, to all elevations now being finished in lime washed render
- 5) Brick plinths now being consisting of Dry Stone Buff Sandstone Real Stone Cladding slips
- 6) Change of roof tiles – Whilst no further details were provided under the original application, this application confirms the tiles will be 'Wienerberger 20/20 Tuscan' Clay Tiles.
- 7) Windows - Whilst no further details were provided under the original application, this application confirms the windows will be of flush casement windows in light sage green
- 8) Rainwater goods - Whilst no further details were provided under the original application, this application confirms the rainwater goods will consist of half round copper
- 9) Fenestration changes – including additional bargeboards on East and West elevations and the removal of the flue on the northern elevation

The alteration to porch roof is of no particular consequence and does not materially alter the original design approach of the approved scheme. The proposed change to materials, which include replacing the approved combination of render and clay hanging tiles with lime-washed render finish, is not considered to materially alter the character or appearance of the approved development, given render has already been permitted as part of the original permission.

It is acknowledged that there are a number of amendments proposed through this application. It is though considered that the scale of the original permission is such that they can be accommodated without materially altering the development. In this instance, the amendments would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision only relates to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Plans list for: DC/26/1567

(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
Supporting Statement	Material Schedule	V 1.1	16.09.2026
Elevation plan	Elevations 1 or 2 - Front and side	ARC/ 238/26/ 40	16.09.2026
Elevation plan	Elevations 2 or 2 - Rear and Side	ARC/ 238/26/ 41	16.09.2026
Floor plan	Proposed Ground Floor Plan	ARC/ 238/26/ 11 REV_B	13.10.2026
Floor plan	Proposed First Floor Plan	ARC/ 238/26/ 12 REV_C	13.10.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 14/10/2026

Authorising Officer sign/initial Guy Everest Date: 14.10.2026