Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0358
44 Hillside, Horsham, West Sussex, RH12 1NG

DESCRIPTION:
Non-Material Amendment to previously approved application DC/23/0385 (Erection of a single storey side extension) change from mono pitch roof to pitched roof.

RELEVANT PLANNING HISTORY:

DC/23/0385	Erection of a single storey side extension.	Application Permitted on 23.05.2023.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Horsham Blueprint Business Neighbourhood Plan (2019-2036):
HB3 – Character of Development

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:
None received.

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 amendment, to change from a mono pitch to a pitched roof is 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 development. The proposed pitched roof would not increase the height of the roof above the existing. Furthermore, the materials for the roof would be the same as those on the permitted extension. The amendment would therefore not result in any change in the impact of neighbouring amenity beyond the existing planning permission or on the description of development and is not considered to give rise to any other material impacts. The amendment is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

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/24/0358

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Approved with mono roof	44H 002 REV B	04.03.2024
Elevation plan	Proposed with Pitched roof	44H 002 REV C	04.03.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 08.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 14.05.2024