



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1000

Hareswith House , West Chiltington Road, Storrington, West Sussex, RH20 4BP

DESCRIPTION:

Non Material Amendment to previously approved application DC/26/0140 (Extension and conversion of existing garage) for the addition of 3 ground floor windows.

RELEVANT PLANNING HISTORY:

DC/26/0140	Extension and conversion of existing garage (amendments to planning permission DC/25/1424 to increase the depth of extension and alterations to windows).	Application Permitted on 07.04.2026
DC/21/2502	Driveway visibility improvements.	Application Permitted on 18.01.2022
DC/22/0662	Non Material Amendment to previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for revised internal partition locations. Installation of 2No. rooflights facing south/southwest on the rear and re-placement of existing rooflights. Adjustments to windows and alterations to the roof crown including side dormer gable to hipped roof.	Application Refused on 06.05.2022
DC/22/1184	Variation of condition 1 of previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for minor changes to the external appearance and internal layout of the garage, to improve its energy efficiency and layout and to comply with current building regulations.	Application Permitted on 12.09.2022
DC/23/1373	Installation of entrance gates.	Application Permitted on 08.09.2023
DC/25/0390	Addition of two roof lights to existing ancillary building.	Application Permitted on 09.05.2025
DC/25/1424	Extension and conversion of existing garage.	Application Permitted on 26.11.2025

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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031:

Policy 14 – Design

Parish Design Statement:

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 application seeks a Non-Material Amendment to previously approved application DC/26/0140 (Extension and conversion of existing garage) for the addition of 3 ground floor windows.

The proposed amendments relate to the addition of 3 ground floor windows to the west and east elevations. Whilst that would alter the external appearance of the dwelling from that originally approved, the revisions are not considered to result in any material change to the overall appearance of the building.

It is considered that the proposed amendments would not materially alter the approved development. The amendments would not change the siting of the development and would not result in any additional harm to the appearance of the building or the character of the surrounding area. Furthermore, the proposal would not give rise to any additional overlooking or loss of privacy beyond that assessed under the original planning permission. The proposed amendments are considered to be non-material within the meaning of Section 96A of the Town and Country Planning Act 1990 and can therefore be approved.

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/26/1000

(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	Proposed Amendments	A-106 T4	22.06.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 14.07.2026

Authorising Officer sign/initial Tamara Dale Date: 20.07.2026