



Mr Guillermo Marijuan Guimera
e-gg
112 Finsbury Business Centre
London
EC1R 0NE

Application Number: DC/26/1282

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr John Grabowski Archway Building Consultancy

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved application DC/23/1566 (Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping) to amend proposed site plan to include new outdoor play area.

Aurora Vincent House School 31 North Parade Horsham West Sussex

as shown on Plan and Application Number DC/26/1282 submitted to the Council on 10/08/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 1 The proposed amendment to provide an outdoor play area would introduce a level of noise and disturbance in close proximity to the shared boundary with residential properties. The development has the potential to result in a degree of impact to the amenity of neighbouring residential properties that could amount to harm, and therefore the development would not be considered non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan	P-006 Revision 04	10.08.2026

Note to Applicant

Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

Note To Applicant:

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.

Right of Appeals

There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.



Emma Parkes
Head of Development and Building Control

Date: 07/09/2026