DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0020
6 St Richards Cottages , Chapel Lane, Cootham, West Sussex, RH20 4JX

DESCRIPTION:
Non Material Amendment to previously approved application DC/24/0606 (Garage conversion and construction of a side dormer) to change the triple window on the east elevation to replace the existing garage door to a newer garage door.

RELEVANT PLANNING HISTORY:

DC/24/0606	Garage conversion and construction of a side dormer.	Application Permitted on 29.07.2024

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
Policy 40- Sustainable Transport
Policy 41- Parking

Storrington, Sullington and Washington Neighbourhood Plan (2018-2031)
Policy 14 – Design

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 proposed amendments would be contained within the boundaries of the site and would not be readily seen from adjoining properties and land. The amendment would not introduce any uses which could not already take place within the building, as controlled through condition 3 of the original planning permission. The amendment would not 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

Plans list for: DC/25/0020
(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
Elevation & Floor plan	Proposed and sections, roof, block, location	PL2	08.01.2025

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 23/01/2025

Authorising Officer sign/initial Guy Everest Date: 05.02.2025