



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0384

Cray, Depot Road, Horsham, West Sussex, RH13 5HD

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0872 (Removal of existing conservatory and erection of a single storey side and rear extension, a first floor rear extension, installation of two new ground floor windows to the side elevation and alterations to the front elevation) for revised roof tiles.

RELEVANT PLANNING HISTORY:

DC/23/1131	Erection of outbuilding with pitched roof and open porch to front curtilage.	Application 08.08.2023	Permitted on
DC/25/0872	Removal of existing conservatory and erection of a single storey side and rear extension, a first floor rear extension, installation of two new ground floor windows to the side elevation and alterations to the front elevation.	Application 22.07.2025	Permitted on

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

Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan:

Policy HB3: Character of Development

Policy HB4: Design 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 plans permitted under DC/25/0872 include a match of the original roof tiles to the existing grey/brown concrete interlocking tiles. The proposed alterations to permission granted under DC/25/0872 are to use a slate tile, in a mid-grey tone, Gallegas 39 Spanish slate as supplied by SIG locally. The cladding on the rear dormer extension will be a light grey lap boarding, specifically Swisspearl "silk grey".

Officers note that the initial application did not include the replacement of the roofing material to the main roof of the dwelling. However, an alteration of the material could be undertaken without the requirement of planning permission under Class E of Part 2, Schedule 1 of the General Permitted Development Order. On this basis, the replacement material sought under this NMA would therefore match that on the main roof, as the applicant is proposing. In addition, the amendment to hanging tiles to a weatherboarding would similarly contrast with the roofing material are proposed on the application. Overall, and with the above in mind, the proposed amendments to the roof and dormer materials would not appreciably impact on the overall appearance of the building or amenities of adjacent occupiers and would give rise to no other material impacts. The amendments to the external appearance of the roof in this case are considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Plans list for: DC/26/0384

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	LOCATION, BLOCK, EXISTING AND PROPOSED ELEVATIONS AND FLOOR PLANS	525/003/01	03.03.2026

Supporting Statement	Email detailing confirmation of materials proposed		28.04.2026
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DELEGATED

Case Officer sign/initial Steve Astles Date: 28.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.04.2026