



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1410

Moralee Farm, Haglands Lane, West Chiltington, West Sussex, RH20 2QS

DESCRIPTION:

Non-Material Amendment to previously approved application DC/22/2322 (Erection of a rural worker's dwelling and agricultural building) to amend the ground floor plan.

RELEVANT PLANNING HISTORY:

DC/22/2322	(Erection of a rural worker's dwelling and agricultural building	Application Permitted on 18.07.2023
DISC/25/0382	Approval of details reserved by conditions 3 and 4 to approved application DC/22/2322.	Application Permitted on 12.02.2026
DC/26/0699	Variation of Condition 14 and Removal of Conditions 9 and 10 of previously approved application reference DC/22/2322 (Erection of a rural workers dwelling and agricultural building) relating to external lighting and water neutrality.	Application Permitted on 08.07.2026
DC/26/0971	Non Material Amendment to previously approved application DC/22/2322 (Erection of a rural workers dwelling and agricultural building) for changes to the ground floor internal plan.	Application Permitted on 14.07.2026

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

West Chiltington Parish Neighbourhood Plan:

Policy H2 – Quality of Design

Policy H4 – Housing Density

Policy H8 – Attention to Detail

Policy EH1 – Built-Up Area Boundary

Policy EH3 – Green Infrastructure and Ecosystem Services

Policy GA3 – Parking and New Development

Policy EE2 – Employment Land

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 is whether the proposed alterations constitute a non-material amendment to the approved scheme under Section 96A of the Town and Country Planning Act 1990. The application relates to amendments to the internal ground-floor arrangement of the approved rural worker's dwelling and agricultural/commercial accommodation.

The proposed changes are internal in nature and would not materially alter the external appearance, scale, footprint or overall character of the approved development. They would not result in any appreciable impact upon the amenities of neighbouring occupiers or give rise to any other material planning impacts. The alterations would therefore not change the development in a manner which takes it outside the scope of the original planning permission and are considered to constitute a non-material amendment under Section 96A.

The revised internal arrangement would, however, provide a clearer physical separation between the residential and agricultural/commercial accommodation. Whilst this separation is not considered to result in a material change to the character or operation of the approved development, it is considered necessary to ensure that the agricultural / commercial accommodation continues to operate in connection with the rural enterprise associated with the rural worker's dwelling and does not become a separate independent planning unit. A condition is therefore considered necessary to safeguard this functional relationship and the basis upon which the development was permitted in this countryside location.

Subject to this condition, the proposed amendments are considered non-material and acceptable. The application is therefore recommended for approval.

Recommendation: Application Permitted

Additional Condition: -

- 19 **Regulatory Condition:** The residential dwelling and the agricultural / commercial accommodation hereby permitted shall be retained as a single planning unit at all times and shall not be occupied, sold, leased, let or otherwise disposed of separately from one another. The agricultural / commercial accommodation shall remain ancillary to and operated in association with the rural workers dwelling hereby approved and shall not be used as an independent planning unit.

Reason: To ensure that the agricultural/commercial accommodation remains functionally associated with the rural enterprise which justified the development in this countryside location, and in accordance with Policies 20, 26 and 33 of the Horsham District Planning Framework (2015).

Plans list for: DC/26/1410

(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
Floor plan	Proposed ground	005 REV G	02.09.2026
Floor plan	Proposed ground	005 REV K	02.09.2026
Location plan		001 REV D	02.09.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 29.09.2026

Authorising Officer sign/initial Guy Everest Date: 30.09.2026