DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1315
Land Adjacent To Devonshire House, College Hill, Steyning, West Sussex, BN44 3GB

DESCRIPTION:

Non Material Amendment to previously approved application ST/88/94 (Erection of a 4-bedroomed, 3-storey house with integral garage and access) for alterations to fenestration.

RELEVANT PLANNING HISTORY:

DISC/26/0295	Application for Approval of Details Reserved by Condition 2,4 and 6 to approved application ST/88/94	Under Consideration

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

Steyning Neighbourhood Plan:
SNDP2 – Responsible Environmental Design
SNDP3 – Contribution to Character

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 non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990. The Local Planning Authority must therefore consider whether the revisions would result in a materially different development from that previously approved under application ST/88/94.

The proposed amendments comprise the widening of the rear patio opening to provide bi-fold doors, the insertion of two additional windows within the south-east elevation serving the WC and utility room, relocation of the principal entrance door to ground-floor level.

Whilst the proposed amendments result in alterations to the fenestration and entrance arrangement, these changes are limited in nature and would not materially alter the overall character or appearance of the approved dwelling. The relocation of the principal entrance to ground-floor level is proposed to facilitate accessible access to the dwelling. These represent relatively minor alterations to the approved elevation and site arrangement and would not result in any material impact upon the character or appearance of the development or the amenities of neighbouring occupiers.

The amendments, either individually or cumulatively, would not result in a materially different development from that authorised by ST/88/94. The proposed amendments would therefore not appreciably impact upon the appearance of the building or the amenities of adjacent occupiers and would give rise to no other material planning impacts. The amendments are consequently considered to constitute non-material amendments for the purposes of Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

Plans list for: DC/26/1315
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Elevations	2358-2	14.08.2026
Floor plan	Floor Plans and Sections as Proposed	2358-1	14.08.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 07.10.2026

Authorising Officer sign/initial Tamara Dale Date: 12.10.2026