



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0768
5 Netherton Close, Southwater, West Sussex, RH13 9BL

DESCRIPTION:

Non-Material Amendment to previously approved application DC/25/1455 (Erection of two storey side and rear and single storey side extensions, a dormer window and a porch) for reduction in width of the two storey side and rear extension, change in roof covering to grey slates and timber cladding to upper walls.

RELEVANT PLANNING HISTORY:

DC/25/1455	Erection of two storey side and rear and single storey side extensions, a dormer window and a porch.	Application Permitted on 10.11.2025
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Southwater Neighbourhood Development Plan 2018-2031

SNP16 – Design

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking

Southwater Parish Design Statement

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 proposed amendments to DC/23/2078, (Erection of two storey side and rear and single storey side extensions, a dormer window and a porch), consist of reducing the width of the two-storey side and rear extension, changing the roof covering to grey slates and timber cladding the upper walls.

The two-storey rear and side extension would reduce by around 1 metre, with the change considered minimal, with no impact on the overall scheme given the orientation of the building and relationship with neighbours. The timber board cladding on the upper level, will replace the approved cement board cladding, in which given the similarity in appearance and that this will not be viewable from the street scene, will have no impact on the character of the wider area. With respect to the grey slates, this roof material is already established on another property within Netherton Close and given the similarity with the existing material would not harm the character of the property, or wider area. These amendments would not appreciably 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

POSITIVE AND PROACTIVE STATEMENT

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.

Plans list for: DC/26/0768

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved:**

