



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1394
7 Cooks Mead, Rusper, West Sussex, RH12 4PU

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/1514 (Demolition of existing rear conservatory and extension. Erection of a single storey rear extension and associated alterations) for adjustments to window dimensions on front and rear elevations.

RELEVANT PLANNING HISTORY:

DC/25/1514	Demolition of existing rear conservatory and extension. Erection of a single storey rear extension and associated alterations.	Application Permitted on 01.12.2025
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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

Rusper Neighbourhood Plan 2018 – 2031:

RUS3: Design

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 application seeks a Non-Material Amendment to previously approved application DC/25/1514 (Demolition of existing rear conservatory and extension. Erection of a single storey rear extension and associated alterations) for adjustments to window dimensions on front and rear elevations.

It is considered that the proposed amendments would not materially alter the approved development. The amendments would not change the siting of the development and would not result in any additional harm to the appearance of the building or the character of the surrounding area. Furthermore, the proposal would not give rise to any additional overlooking or loss of privacy beyond that assessed under the original planning permission. The proposed amendments are considered to be non-material within the meaning of Section 96A of the Town and Country Planning Act 1990 and can therefore be approved.

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/26/1394

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Elevations	DE1337/05 REVISION P2	29.09.2026
Floor plan	Proposed Floor Plan & Roof Plan	DE1337/04 REVISION P2	29.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 29.09.2026

Authorising Officer sign/initial Tamara Dale Date: 29.09.2026