DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0690
75 Crawley Road, Horsham, West Sussex, RH12 4DS

DESCRIPTION:
Non-Material Amendment to previously approved application DC/23/0344 (Change of use from Class E (a) on ground floor and residential flat above, to 1no residential dwelling including alterations to roof) for replacement of the Juliet Balcony to the rear with a window, revised design of the windows to the rear elevation, removal of external staircase to the rear and a revised internal layout.

RELEVANT PLANNING HISTORY:

DC/23/0344	Change of use from Class E (a) on ground floor and residential flat above, to 1no residential dwelling including alterations to roof	Application Permitted on 04.12.2023

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

Neighbourhood Plan:
North Horsham Neighbourhood Plan area was designated, then the area voluntarily withdrew the designation.

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 nature and extent of the proposed amendments are not considered to raise any further issues in respect of visual amenity, with the nature and extent of the amendment not diluting the original design approach for the approved development. The amendments include:

- Replacement of the Juliet Balcony to the rear with a window
- Revised design of the windows to the rear elevation
- Removal of external staircase to the rear
- A revised internal layout

The amendments would not result in any change in the impact on neighbouring amenity beyond the existing planning permission and are not considered to give rise to any other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990 and the application is recommended for approval.

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/25/0690

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed	3000 REV P2	29.05.2025
Supporting Docs	Cover Letter	NONE	28.04.2025
Elevation & Floor plan	Approved	KP2	28.04.2025
Site plan	Approved	KP3	28.04.2025
Floor plan	Proposed GA	3101 REV P2	29.05.2025

Elevation plan	Proposed GA	3200 REV P2	29.05.2025
Floor plan	Proposed GA	3100 REV P2	29.05.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 02.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 01.07.2025