Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0280
28 Winterbourne, Horsham, West Sussex, RH12 5JW

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1325 (Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms) to change the external facade of the approved first floor extension from face brickwork to a hanging plain tile finish.

RELEVANT PLANNING HISTORY:

DC/24/1325	Erection of an infill ground floor extension with a first floor extension over. Extension to existing garage to provide additional bedrooms.	Application Permitted on 03.12.2024

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

Neighbourhood Plan:
North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

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 alterations to permission granted under DC/24/1325 are to change the external facade of the approved first floor extension from face brickwork to a hanging plain tile finish. The existing dwelling comprises facing brick, where the additional of tile hanging would represent a new material to the dwelling. While this would reflect similar materials within the locality, the addition of this material would materially alter the external appearance of the building, where this would require planning permission.

This amendment although considered appropriate to the dwelling and would be consistent with materials as seen on first floor elevations of nearby dwellings in the area, would materially alter the appearance of the proposed extension. As the proposal would impact on the appearance of the building the amendments are not therefore considered to be non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

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/25/0280
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Elevations showing Proposed Extension	05	24.02.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 14.03.2025

Authorising Officer sign/initial Tamara Dale Date: 24.03.2025