Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0820
141 Pondtail Road, Horsham, West Sussex, RH12 5HT

DESCRIPTION:
Non Material Amendment to previously approved application DC/24/0991 (Demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property) amendments to fenestrations and doors and omission of side extension.

RELEVANT PLANNING HISTORY:

DC/24/0991	Demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property.	Application Permitted on 22.08.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 31 - Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

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:
No comments.

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 entail the omission of the forward section of a side projection, with associated changes to fenestration, with revised fenestration to the extended ground floor rear elevation. The amendments would be contained within the built-form of the original permission and would have no material impacts beyond those previously identified.

The proposed amendments would not therefore 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

Plans list for: DC/25/0820

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and Proposed and roof	NONE	17.06.2025
Floor plan	Existing and Proposed	NONE	17.06.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 22.10.2025