DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1139
7 Lambs Farm Close, Horsham, West Sussex, RH12 4JZ

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/2109 (Erection of a first floor extension over existing ground floor and a two storey rear and side extension) for the installation of neutral-colour (grey/black or white) concrete fibre cladding boards instead of tiles on first storey exterior walls.

RELEVANT PLANNING HISTORY:

DC/21/1685	Erection of a part two-storey/part first floor side and rear extension.	Application Refused on 26.11.2021
DC/23/2109	Erection of a first floor extension over existing ground floor and a two storey rear and side extension.	Application Permitted on 09.01.2024

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 has not been designated as a Neighbourhood Plan area.

Parish Design Statement:
None

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:

There was 1 no. support received from a neighbouring property making the following comments:

- As immediate Neighbour to No 7 lambs farm close have no objection to the proposed change from a tiled elevation, to cladding being used on the new extension.

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.

This application seeks a non - material amendment to previously approved application DC/23/2109 (Erection of a first floor extension over existing ground floor and a two storey rear and side extension) for the installation of neutral-colour (grey) concrete fibre cladding boards instead of tiles on first storey exterior walls.

There are examples of similar concrete fibre cladding boards on properties within close proximity to the application site. Also, the chosen colour of grey is considered acceptable and would be in keeping with the surrounding palette of colour on neighbouring properties. Therefore, the proposed amendments to DC/23/2109 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/25/1139

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	PL/604/03	05.08.2025
Photos		NONE	08.07.2025

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date:	05.08.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	05.08.2025