Horsham District Council

Mr David Baty
L.P.D.Consulting Ltd
The Folly
Castle Walk
Reigate
RH2 9PX

Application Number: DC/25/0643

TOWN & COUNTRY PLANNING ACT, 1990 (as amended)
TOWN & COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Ben Stonestreet

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved application DC/24/0289 (Demolition of outbuildings and construction of a new detached double storey dwelling (Class C3)) for minor re-positioning of house away from eastern boundary and re-arrangement of car parking spaces.

38A Quarry Way Southwater West Sussex RH13 9SU

as shown on Plan and Application Number DC/25/0643 submitted to the Council on 17/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed alterations to the previously approved development represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and County Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		2312 07	17.04.2025
Floor plan		2312 06	17.04.2025

Note to Applicant
Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

Note To Applicant:
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.

Right of Appeals
There is no right of appeal against refusal of an application for a non-material amendment. This is because non-material amendments are not covered the relevant legislation which sets out which types of application can be appealed (section 78 of the 1990 Town and Country Planning Act).

If you are aggrieved by the decision to refuse permission for your application, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.



Emma Parkes
Head of Development and Building Control

Date: 23/05/2025