Horsham District Council

Mr Pierre Lombaard
Purple Pepper Partnership Ltd
Dalton House
60 Windsor Avenue
Wimbledon
SW19 2RR

Application Number: DC/25/0709

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

On behalf of: Purple Pepper Homes

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/21/1931 (Erection of 4No. detached dwellings with associated access, parking and landscaping) for amendments to facade details.

Coppice Hanger, Church Hill, Pulborough, West Sussex

as shown on Plan and Application Number DC/25/0709 submitted to the Council on 30/04/2025. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed cumulative alterations would significantly alter the appearance of the development from that originally permitted. As such the alterations are not considered to constitute 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	Sheet 1 - House Type B & D	P605 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type B & D	PD606 REV 00	30.04.2025
Floor plan	Ground House Type C	P701 REV 00	30.04.2025
Floor plan	First House Type C	P702 REV 00	30.04.2025
Roof plan	House Type C	P703 REV 00	30.04.2025
Elevation plan	Sheet 1 - House Type C	P705 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type C	P706 REV 00	30.04.2025
Supporting Statement	Planning	NONE	30.04.2025
Plans	Comparison - Existing and Proposed	HOUSE TYPE A	30.04.2025

Plans	Comparison - Existing and Proposed	HOUSE TYPE B & D	30.04.2025
Plans	Comparison - Existing and Proposed	HOUSE TYPE C	30.04.2025
Site plan		P500	30.04.2025
Floor plan	Ground House Type A	P501 REV 00	30.04.2025
Floor plan	First House Type A	P502 REV 00	30.04.2025
Roof plan	House Type A	P503 REV 00	30.04.2025
Elevation plan	Sheet 1 - House Type A	P505 REV 00	30.04.2025
Elevation plan	Sheet 2 - House Type A	P506 REV 00	30.04.2025
Floor plan	Ground House Type B & D	P601 REV 00	30.04.2025
Floor plan	First House Type B & D	P602 REV 00	30.04.2025
Roof plan	House Type B & D	P603 REV 00	30.04.2025

Note to Applicant
The submitted details also appear to show a shifted dwelling footprint within plots C and D. It is advised that this amendment should also be subject to a formal planning application.

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 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