Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1596
Angel Heights Development Site, Water Lane, Storrington, West Sussex,

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) for amendments to Plot 4.

RELEVANT PLANNING HISTORY:

DC/21/0057	A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington),	Application Permitted on 24.09.2021
DC/22/2121	Non Material Amendment to previously approved application DC/21/0057 (A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) Amendments to the Garden Boundaries of Plots 4, 5 and 6 and Amendments to the Fenestration of Plots 5 and 6.	Application Permitted on 30.11.2022
DISC/23/0092	Approval of details reserved by conditions 11 and 14 to approved application DC/21/0057	Application Permitted on 31.05.2023
DC/23/2144	Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.	Application Permitted on 14.08.2024
DC/25/0572	Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) Amendments to Plots 4, 5 and 6.	Application Refused on 20.05.2025

DC/25/1372	Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) to change external finishes and square off the lower ground / basement of Plot 4 only	Application Permitted on 08.10.2025

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 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Neighbourhood Plan: Storrington, Sullington and Washington Neighbourhood Plan 2018-31

Parish Design Statement: Storrington and Sullington Parish Design Statement

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:

HDC Conservation: No Objection
I am satisfied that revisions to the house designs will not result in a greater impact to the setting of the neighbouring listed buildings.

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.

According to the submitted Application Form, the applicant is seeking to make the following non-material amendments to Plot 4 only:

1. Installation of an 8kWp solar PV array to the south-facing roof slope, integrated within the slate roof covering.
2. Minor amendments to the external cladding and finishes.
3. Installation of an air source heat pump to the north elevation, adjacent to the garage.
4. Installation of a garden shed within the south-east corner of the rear garden.
5. Minor amendments to the approved internal layouts.

The proposed amendments have been considered by Officers and are deemed to not appreciably impact on the appearance of the building or amenities of adjacent occupiers. The materials used for external cladding and finishes are to remain the same, with a small area of nodular flint panel on the south elevation replaced with grey larch weatherboarding and a small area of grey larch weatherboarding on the east elevation replaced with nodular flint panel. The amendments to the internal layout do not increase the number of bedrooms or the size of the dwelling, instead reinstating the previously approved full-sized garage (DC/21/0057 and DC/23/2144) and removing a study / workshop area.

The installation of an 8kWp solar PV array to the south (front) facing roof slope, although visible from the public domain, would be flush within the roof covering and therefore fall within the parameters of permitted development. The same can be said for the air source heat pump, albeit it not visible due to its location to the rear of the building. Given that the applicant could install both once the development is complete under the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (GDPO, 2015) without input from the local authority, the amendments can be considered non-material in this case.

With regard to the proposed garden shed, it is important to note that a condition was attached to the original permission restricting permitted development rights and preventing development in Class A, AA, B and E of Part 1 of Schedule 2 of the GPDO (2015) from taking place without input from the local planning authority, with a garden shed falling within Class E. The reason for this condition was to protect visual amenity and due to the historic, ecological and environmental sensitivities of the site. Officers have reviewed the proposed location of the garden shed and note that it would be located outside of both the SSSI buffer zone and at a 45m distance from Grade II Listed Meadow Cottage. Though it may be slightly visible from the public realm, this is likely to be only glimpsed views due to the existence of boundary fencing, hedgerow and tree/heath planting agreed under discharge of condition application DISC/25/0386. The occupants of Plot 5 will likely be able to see the garden shed from their amenity space however this is not considered unusual in a residential development, and the shed will be located 1m from the boundary to ensure it is not overbearing. It is therefore determined that the garden shed (flat roofed, 3m x 3.5m, height 2.2m) would not impact upon the appearance of the scheme or the amenity of neighbouring occupiers, and would not harm the SSSI or the setting of the nearby listed building.

It is therefore concluded that the proposed amendments to DC/23/2144 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers in conjunction with the other non-material amendments made at the site and would give rise to no other material impacts. The amendments, considered cumulatively with previous 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/26/1596
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Roof, Ground and Lower Ground Floor	25034-P-110 REV B	06.10.2026
Elevation plan	Proposed Elevation and Cross Section	25034-P-111 REV B	06.10.2026
Site plan		2.01 REV B	26.10.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 17/11/2026

Authorising Officer sign/initial Adrian Smith Date: 18/11/2026