Horsham District Council

Mrs Kerry Dames
Fredrick Adam Ltd
Unit 22
Lymington Farm Industrial Estate
Lymington Bottom Road
Medstead
GU34 5EW

Application Number: DC/24/1048

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

On behalf of: Mr S Patience Simon Patience New Homes Ltd

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/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)) to amend the garden amenity areas to plots 5 and 6 to provide access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the Western boundary of the paddock. Erection of new timber field gates.

Greenacres Hurston Lane Storrington West Sussex

as shown on Plan and Application Number DC/24/1048 submitted to the Council on 09/07/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed alteration to the rear garden areas serving plots 5 and 6 would appreciably impact on the amenities of prospective occupiers and would thus give rise to material impacts. The proposed amendments would therefore go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan		FA-RM21-04-A400J	09.07.2024
Block plan	As proposed	FA-RM21-04-A401J	09.07.2024
Layout plan	As proposed	FA-RM21-04-A402J	09.07.2024
Layout plan	Plot 1, as proposed	FA-RM21-04-A403J	09.07.2024
Floor plan	Plot 1, as proposed	FA-RM21-04-A404J	09.07.2024

Elevation plan	Plot 1, as proposed	FA-RM21-04-A405J	09.07.2024
Elevation & Floor plan	Roof, Plot 1 (Garage), as proposed	FA-RM21-04-A406J	09.07.2024
Layout plan	Plot 2, as proposed	FA-RM21-04-A407J	09.07.2024
Floor plan	Plot 2, as proposed	FA-RM21-04-A408J	09.07.2024
Elevation plan	Plot 2, as proposed	FA-RM21-04-A409J	09.07.2024
Elevation & Floor plan	Roof, Plot 2 (Garage), as proposed	FA-RM21-04-A410J	09.07.2024
Layout plan	Plot 3, as proposed	FA-RM21-04-A411J	09.07.2024
Floor plan	Plot 3, as proposed	FA-RM21-04-A412J	09.07.2024
Elevation plan	Plot 3, as proposed	FA-RM21-04-A413J	09.07.2024
Elevation & Floor plan	Roof, Plot 3 (Garage), as proposed	FA-RM21-04-A414J	09.07.2024
Layout plan	Plot 4, as proposed	FA-RM21-04-A415J	09.07.2024
Floor plan	Plot 4, as proposed	FA-RM21-04-A416J	09.07.2024
Elevation plan	Plot 4, as proposed	FA-RM21-04-A415J	09.07.2024
Elevation & Floor plan	Roof, Plot 4 (Garage), as proposed	FA-RM21-04-A418J	09.07.2024
Layout plan	Plot 5, as proposed	FA-RM21-04-A419J	09.07.2024
Floor plan	Plot 5, as proposed	FA-RM21-04-A420J	09.07.2024
Elevation plan	Plot 5, as proposed	FA-RM21-04-A421J	09.07.2024
Elevation & Floor plan	Roof, Plot 5 (Garage), as proposed	FA-RM21-04-A422J	09.07.2024
Layout plan	Plot 6, as proposed	FA-RM21-04-A423J	09.07.2024
Floor plan	Plot 6, as proposed	FA-RM21-04-A424J	09.07.2024
Elevation plan	Plot 6, as proposed	FA-RM21-04-A425J	09.07.2024
Elevation & Floor plan	Roof, Plot 6 (Garage), as proposed	FA-RM21-04-A426J	09.07.2024
Plans	EV Charging Points, as proposed	FA-RM21-04-A426J	09.07.2024
Plans	Cycle Storage, as proposed	FA-RM21-04-A426J	09.07.2024
Plans	Borehole, as proposed	FA-RM21-04-A433J	09.07.2024
Elevation & Floor plan	Roof (Pump House), as proposed	FA-RM21-04-A434J	09.07.2024
Plans	Drainage Easement, as proposed	FA-RM21-04-A435J	09.07.2024
Plans	Bin Storage, as proposed	FA-RM21-04-A436J	09.07.2024
Plans	Paddock Access Gates, as proposed	FA-RM21-04-A437J	09.07.2024
Plans	Hard Landscaping, as proposed	NC21.659-P-200	09.07.2024

Plans	Soft Landscaping, as proposed	NC21.659-P-201	09.07.2024

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: 14/01/2025