



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0989
Downsview, 34 Shooting Field, Steyning, West Sussex, BN44 3RQ

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0930 (Conversion of loft into habitable living space with rear dormer and side window) to add 1no. window to rear dormer north elevation.

RELEVANT PLANNING HISTORY:

DC/22/1601	Prior Approval for the erection of a single storey rear larger home extension, which would project 5.05m from the rear elevation, comprising a maximum height of 3.00m and an eaves height of 3.00m.	Prior Approval Not Required on 03.10.2022
DC/25/0930	Conversion of loft into habitable living space with rear dormer and side window.	Application Permitted on 30.09.2025

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

Steyning Neighbourhood Plan (made):

SNDP3 – Contribution to Character

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:

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 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.

The plans permitted under DC/25/0930 were for the conversion of the loft into habitable living space, with a rear flat roofed dormer with two rear windows (north elevation), one each to serve the two loft bedrooms. The plans also included an additional side window (east elevation) to serve the added internal staircase.

This application seeks an amendment to add 1no. window to the rear dormer north elevation to serve the wc space, measuring the same height as the permitted dormer windows but narrower in width.

The proposed amendments to add an additional narrower rear dormer window 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/26/0989

(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
Elevation plan	Elevations	034/SHO/003R	06.07.2026

