Horsham District Council

Mr Billy Clements
Devine Homes PLC
St Michael's House
111 Bell Street
Reigate
Surrey
RH2 7LF

Application Number: DC/24/1737

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

On behalf of: Devine Homes PLC

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Non Material Amendment to previously approved application DC/22/0708 (Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development) for an amendment to Building Materials Layout (P102 J) to reflect proposed external materials.

Land at Sandygate Lane, Lower Beeding, West Sussex

to be carried out in accordance with Application No. PP-13536159 as amended by application No. DC/24/1737 submitted to the Council on 09/11/2024 (as modified by relevant conditions, if any) and subject to compliance with the plans/documents and conditions specified.

Emma Parkes
Head of Development and Building Control

Date: 21/11/2024

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	Street Scenes A-A and B-B	21076/C105 D	31.10.2022
Plans	Proposed Site Layout	P101 S	31.10.2022
Plans	Surface Materials Layout	P103 K	31.10.2022
Plans	Boundary Materials Layout	P104 H	31.10.2022

Plans	Elevations, Floor, Roof Plans Plots 103	P110 G	31.10.2022
Plans	Elevations, Floor Roof Plans, Ancillary Buildings	P130 C	31.10.2022
Plans	Refuse collection Points Plan	P131 C	31.10.2022
Plans	Location Plan	S101 B	20.04.2022
Plans	Existing Site Survey	S102 A	06.04.2022
Plans	Landscape Plan, Sheet 1 of 5	M387-201 P2	25.08.2022
Plans	Landscape Plan, Sheet 2 of 5	M387-202 P2	25.08.2022
Plans	Landscape Plan, Sheet 3 of 5	M387-203 P2	25.08.2022
Plans	Landscape Plan, Sheet 4 of 5	M387-204 P2	25.08.2022
Plans	Landscape Plan, Sheet 5 of 5	M387-205 P2	25.08.2022
Plans	Access Design and Visibility Splays	067.0002.005 B	20.05.2022
Plans	Elevations, Floor, Rood Plans Plots 4-5	P111 D	31.10.2022
Plans	Elevations, Floor, Rood Plans Plots 6-8	P112 D	31.10.2022
Plans	Elevations, Floor, Rood Plans Plots 9-10	P113 H	31.10.2022
Plans	Elevations, Floor, Rood Plans Plots 11	P114 E	06.04.2022
Plans	Elevations, Floor, Rood Plans Plots 12 and 22	P115 F	25.08.2022
Plans	Elevations, Floor, Rood Plans Plots 13-14	P116 H	25.08.2022
Plans	Elevations, Floor, Rood Plans Plots 15 and 20	P117 D	25.08.2022
Plans	Elevations, Floor, Rood Plans Plots 16	P118 E	25.08.2022
Plans	Elevations, Floor, Rood Plans Plots 17-18	P119 F	06.04.2022
Plans	Elevations, Floor, Rood Plans Plots 19	P120 C	06.04.2022
Plans	Elevations, Floor, Rood Plans Plots 21	P121 H	25.08.2022
Supporting Statement	Transport Statement	NONE	06.04.2022
Supporting Statement	Reptile Statement	NONE 001	06.04.2022
Supporting Statement	Drainage Strategy	A21118 Rev 5	14.11.2022
Supporting Statement	Flood Risk Assessment	NONE	06.04.2022
Supporting Statement	Ecology Statement	NONE 002	06.04.2022
Supporting Statement	Archaeological Assessment	NONE	06.04.2022
Supporting Statement	Arboricultural Implications Assessment	NONE	27.10.2022
Supporting Statement	Preliminary Ecological Appraisal	NONE 003	06.04.2022
Supporting Statement	Ecology Surveys	NONE 002	06.04.2022
Supporting Statement	Water Neutrality Statement (Interim)	NONE	06.04.2022
Supporting Statement	Water Neutrality Statement	NONE	28.07.2022
Plans	Coloured Layout Plan	C101 D	30.10.2022
Plans	Street Elevation	P105 F	31.10.2022
Plans	Site Sections	P106	25.08.2022
Plans	Estate Management Layout	P140 A	31.10.2022
Plans	Refuse Vehicle Tracking	067.0002.003 B	06.04.2022
Supporting Statement	Parking Breakdown	NONE	12.09.2022
Supporting Statement	Stage 1 RSA – Designer's Response	NONE	20.05.2022
Plans	Material Distribution – Roof Tile	21076 MAT 2	08.11.2024

Plans	Material Distribution – Hung Tile/Weatherboard	21076 MAT 3	08.11.2024
Plans	Material Distribution – Facing Brick	21076 MAT 1	08.11.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

Note to Applicant:
This decision only relates to the non-material amendments sought and is not a reissue of the original planning permission, which still stands. The two documents should be read together.

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions
The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance
Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals
There is no right of appeal against refusal of an application for a non-material amendment, or against conditions imposed. 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, or to grant it subject to conditions, you would need to submit a planning application to seek approval for the proposed amendments. Please speak to your Case Officer for more details.