Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1045
3 Foxholes, Rudgwick, Horsham, West Sussex, RH12 3DX

DESCRIPTION:
Previous permission DC/24/0026 sought permission for the conversion of the existing garage with accommodation above, front extension and extension of existing conservatory footprint across entire rear elevation with a flat roof.

This application seeks a Non Material Amendment to the previously approved application DC/24/0026. And includes a change to the front entrance door design and the addition of a triangular window above the door.

RELEVANT PLANNING HISTORY:

DC/24/0026	Conversion of existing garage with accommodation above, front extension and extension of existing conservatory footprint across entire rear elevation with a flat roof.	Application Permitted on 18.06.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)
Horsham District Planning Framework (2015):
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40- Sustainable Transport
Policy 41- Parking

Rudgwick Neighbourhood Plan:
Policy 5 – Residential Development
Policy 6 – Design

Parish Design Statement:
Rudgwick Parish Design Statement, 2009

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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

Parish Comments:
None received

Representations:
None received

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.

The amendments to the door and the front elevation window are minimal. It is not considered that the changes would be detrimental to the character and appearance of the area. The addition of a front elevation window would not cause additional impacts of amenity above and beyond that approved under DC/24/0026.

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/24/1045
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed	FH_P_03 REV B	01.07.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/07/2024

Authorising Officer sign/initial RHERMITAGE Date: 06.08.2024