Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1976
147 Comptons Lane, Horsham, West Sussex, RH13 6BH

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1503 (Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations) amendments to plan schedule.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/1503 | Erection of an additional storey, erection of a single storey and part two storey rear extension, and external and internal alterations. | Application Permitted on 25.11.2024 |

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 28- Replacement Dwellings and House Extensions in the Countryside
Policy 31- Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets
Policy 40- Sustainable Transport
Policy 41- Parking

**Horsham District Local Plan (2023-40) (Regulation 19)**:
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

**Horsham Blueprint Business Neighbourhood Plan 2019-2036**
Policy HB1 – Location of Development
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

**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:

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 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 proposed alterations to permission granted under DC/24/1503 are to the single-storey rear flat roofed extension. The previously permitted rear extension to the kitchen and lounge was a stepped rear elevation, however this amendment application would create a level rear projection to the kitchen and lounge. This would involve an increase in the projection to the lounge and a reduction to the depth serving the open plan kitchen/dining space. A previously permitted glassed opening to the side (south) elevation of the single storey rear extension to be excluded in the alterations, and a roof light to be inserted onto the rear flat roof to light the kitchen. The overall width of the openings for the two sets of bi-fold doors to be reduced slightly.

The proposed amendments to DC/24/1503 would materially alter the footprint of the proposed extension, with the omission of the stepped elevation. The proposal would increase the projection of the southern section of the extension which extends in close proximity to the shared boundary. The proposal would impact on the appearance of the building, with the potential to impact the amenities of the adjacent occupier. The amendments are not therefore considered to non-material under Section 96A of the Town and Country Planning Act 1990.

**Recommendation: Application Refused**

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.

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**Plans list for: DC/24/1976**
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Floor plan | Proposed Floor Plans | DE1270/04 REV P2 | 19.12.2024 |
| Roof plan | Proposed Roof Plan | DE1270/05 REV P2 | 19.12.2024 |
| Elevation plan | Proposed Elevations | DE1270/06 REV P2 | 19.12.2024 |

**DELEGATED**

Case Officer sign/initial Steve Astles Date: 10.01.2025

Authorising Officer sign/initial Tamara Dale Date: 16.01.2025