



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1163

Old Clayton Boarding Kennels, Storrington Road, Washington, West Sussex, RH20 4AG

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn)) for a change in design of combined window/rooflight to lead clad bay window with chamfered reveal.

DETAILED DESCRIPTION:

The current wording of Condition 1 of DC/23/0701 requires the development to be built out in accordance with the approved bungalow elevations (plan ref. 0301 Rev P6, 0302 Rev P6 and 0303 Rev P6). However, the applicant has made the Council aware of issues in obtaining the agreed windows for Plots 2, 3 and 8 which had a 45-degree angle following the roof line.

It is proposed that the tall windows remain but will instead be of a dormer style, while two new rooflights will be added to the front roof elevation of Plot 6 to allow for natural light. To allow these changes to be made, the agreed elevation plans would need to be substituted for proposed revised drawings.

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Application Permitted on 16.10.2024
DC/25/2076	Non Material Amendment to previously approved application DC/23/0701 (60-bed care home and 8 No. age restricted bungalows). Minor design changes; external wall air bricks and louvres shown; rooflight changes; minor elevation changes.	Application Permitted on 13.01.2026
DC/26/0590	Non Material Amendment to previously approved application DC/23/0701 (Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn)) for roof plant / equipment and access requirements.	Application Permitted on 01.05.2026

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

Neighbourhood Plan: Storrington, Sullington and Washington Neighbourhood Plan 2018-31

Parish Design Statement: Storrington & Sullington 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.

In the context of the overall approved development the proposed amendments to the agreed windows on Plots 2, 3 and 8 as well as the installation of two rooflights to Plot 6 would not appreciably impact upon the overall visual and architectural qualities of the cluster of bungalow buildings and therefore maintain the previously approved design standards (the amendments continuing to provide for a high quality scheme) or amenities of adjacent occupiers and would give rise to no material impacts in terms of setting impact on the South Downs National Park and its qualities compared to what was previously approved. The latter includes the light pollution arising from introduction of rooflights as these will be positioned on the elevation facing the inside courtyard rather than outward onto surrounding countryside.

Further, the Council's Conservation Officer was involved in pre-application discussions with the applicant, advising that they were satisfied with the amendments put forward and that they would not impact the setting of Old Clayton Grade II Listed Building. The amendments applied for reflect what was presented in that pre-application.

For these reasons, the amendment to Condition 1 (Approved Plans) is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990. This is concluded

notwithstanding condition 43 of the original planning permission that removed permitted development rights for the buildings to be extended or altered without prior agreement of the local planning authority.

Recommendation: Application Permitted

NOTE TO APPLICANT

This decision notice approved the following amended wording to the conditions imposed on planning permission DC/23/0701 listed below:

Amended Condition 1 (Approved Plans)

Approved Plan drawing of DC/23/0701	Approved Plan drawing DC/26/1163 NMA
Proposed East and West Elevations (Bungalow 1-2) and South and North Elevations (Bungalow 1 and 6) 0301 REV P6	Bungalow Elevations Sheet 1 (C9_25_24_NMA_301)
Proposed South and North Elevation (Bungalow 2, 3 and 4) and West Elevation 4-8 0302 REV P6	Bungalow Elevations Sheet 2 (C9_25_24_NMA_302)
Proposed North and South Elevation (Bungalow 7-8) and East Elevation (Bungalow 4-7) 0303 REV P6	Bungalow Elevations Sheet 3 (C9_25_24_NMA_303)
	Chamfered Lead Bay Detail (C9_25_24_DT_PL_100)

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/26/1163

(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
Details plan	Chafered lead bay	C9_25_24_DT_PL_100	21.07.2026
Elevation plan	Bungalow - sheet 1	C9_25_24_NMA_301	21.07.2026
Elevation plan	Bungalow - sheet 2	C9_25_24_NMA_302	21.07.2026
Elevation plan	Bungalow - sheet 3	C9_25_24_NMA_303	21.07.2026

DELEGATED

Case Officer sign/initial Sophie Moore

Date: 18-08-2026

Authorising Officer sign/initial Matthew Porter

Date: 18-08-2026