Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0145
37 Jubilee Way, Storrington, West Sussex, RH20 3NZ

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/0243 (Erection of a single storey front porch extension, a first floor front extension and a two-storey rear extension) Move position of new porch doors forwards (approx 600mm), within the new roofline as per the approved drawings.

RELEVANT PLANNING HISTORY:

DC/23/0243	Erection of a single storey front porch extension, a first floor front extension and a two-storey rear extension.	Application Permitted on 24.04.2023

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

Neighbourhood Plan:
Thakeham Parish Neighbourhood Plan has been Made.
Thakeham6- Design

Parish Design Statement of 2002

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

Consultations:

Natural England: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

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 nature and extent of the proposed amendments are not considered to raise any further issues in respect of visual amenity, with the nature and extent of the amendment not diluting the original design approach for the approved development. The amendments include:

- Move position of new porch doors forwards (approx 600mm), within the new roofline as per the approved drawings. To provide a more space internally.

Whilst the proposal would increase the footprint of the porch, the addition would remain set back from the front gable feature, with the addition not considered to be overtly obvious when view from the street. In this particular circumstance, the amendment would not result in any change in the impact on neighbouring amenity beyond the existing planning permission and are not considered to give rise to any other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990 and the application is recommended for approval.

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/24/0145
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Floor Plans	A110 REV A	25.01.2024
Elevation plan	Proposed Elevations	A210 REV A	25.01.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 26.02.2024

Authorising Officer sign/initial Tamara Dale Date: 26.02.2024