Horsham District Council

Keith Vernon
19 Holly Close
West Chiltington
Pulborough
RH20 2JR

Application Number: DC/24/0968

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

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby REFUSE to permit the works specified hereunder, that is to say:

Non Material Amendment to previously approved applications DC/14/1791 and DC/18/1179 (Proposed conservatories and two storey side extension and Variation of Condition 2 to previously approved application DC/14/1791: (Proposed conservatories and two storey side extension). Amendments sought to footprint of approved conservatories, approved roof composition, materials and revised positions of windows/doors) To lower the roof on the two storey side extension, reducing the first floor bulk and installation of a rooflight to existing pitched roof.

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as shown on Plan and Application Number DC/24/0968 submitted to the Council on 30/12/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1 The proposed amendments would result in alterations to the design, form and external appearance of the building which would materially affect the overall character and visual amenity of the development. The proposed amendments would therefore go beyond that which could be reasonably described as non-material under Section 96A of the Town and Country Planning Act 1990.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	South-West	NONE	30.12.2024
Elevation plan		2014/08 REV B	30.12.2024
Elevation plan		2014/10	30.12.2024
Elevation plan		2014/06 REV A	30.12.2024
Elevation plan		NONE	27.06.2024
Elevation plan		NONE	27.06.2024
Location plan		NONE	30.12.2024

Block plan		NONE	30.12.2024
Elevation plan	South-East	NONE	30.12.2024

Note to Applicant
Whilst the proposal is not considered to represent a non-material minor amendment, it is open to the applicant to request consideration of the acceptability of the proposal under the minor material amendment procedure or submission of a full planning application. These comments are made on a without prejudice basis and it is suggested you contact the case officer should you wish to discuss this matter further.

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.



Emma Parkes
Head of Development and Building Control

Date: 27/01/2025

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