



PLANNING STATEMENT

For

Section 96A Non-Material Amendment

Tim Mitra
Palmers Stud
West Chiltonton Lane
Billinghurst
RH14 9DN

Reference: HA_45855

Date: 18th June 2026

PLANNING STATEMENT

Application Type: Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990

Site: Palmers Stud, West Chiltington Lane, Billingshurst, West Sussex

Original Planning Permission Ref: DC/25/2160

Proposal: Non-material amendments to Condition 1 (Approved Plans) and Condition 4 (Materials) to facilitate minor adjustments to the external finishes of the main dwelling and ancillary annexe.

1. Introduction & Background

This statement supports an application made under Section 96A of the Town and Country Planning Act 1990 for a Non-Material Amendment to planning permission **DC/25/2160**, granted on 15 May 2026.

The approved development permits the erection of a two-storey rear extension, dormers, rooflights, and the conversion of an existing outbuilding into ancillary habitable space.

The applicant seeks to amend the approved plan schedule (Condition 1) to swap out drawing numbers **A202 REV F** and **A204** with updated revisions **A202 PROPOSED REV A** and **A204 PROPOSED REV A** respectively.

These revisions introduce minor modifications to the external material palette.

2. Description of Proposed Amendments & Rationale

The proposed alterations relate solely to the external material finishes, with absolutely no changes to the approved footprint, volume, height, roofline, fenestration positions, or overall structural dimensions. The amendments consist of:

- **Ancillary Annexe:** A change in the external wall material from black cladding to an off-white render finish.
- **Main Dwelling Dormers:** A change in the dormer cheeks from timber cladding to an off-white render finish.
- **Rainwater Goods, Windows & Architectural Trim:** Shifting from the previously indicated black/white palette to a unified, modern light grey/brown finish for the soffits, fascias, guttering, window frames, and doors.

Reason for the Change

The client's objective is to achieve a more cohesive, visually unified, and durable aesthetic across the site.

Substituting the varied cladding materials with a high-quality off-white render provides a clean, contemporary finish that unifies the main dwelling and its ancillary outbuilding seamlessly.

Furthermore, the selection of premium light grey/brown finishes for the architectural trims, windows, and rainwater goods ensures a softer integration into the rural landscape compared to stark black or standard white plastic options.

3. Compliance with Policy 33 (Visual Amenity)

Condition 4 of DC/25/2160 seeks to protect the visual amenity of the locality in accordance with **Policy 33 of the Horsham District Planning Framework (2015)**.

The proposed amendments strictly respect the intent of this policy:

- **No Amenity Impact:** The change in material has zero impact on neighboring residential amenity, as it introduces no new overlooking opportunities, loss of light, or overbearing structural elements.
- **High-Quality Design:** The off-white render and grey/brown trims represent high-quality, traditional, and sympathetic materials commonly found within the District.
- **Character Retention:** The essential character, rural setting, and subordinate nature of the extensions and converted outbuilding remain fully intact.

4. Justification for Using Section 96A over Section 73

It is considered that a Section 96A application is the legally correct and proportionate route for these changes, rather than a Section 73 application, for the following reasons:

- **No Material Change to the Permission:** A Section 73 application is required when an amendment is "minor material" meaning it alters the physical development in a way that warrants wider consultation. Because the physical massing, layout, height, floor space, and window positions remain identical to the approved scheme, the development's scale and impact are unchanged.
- **Adherence to National Planning Practice Guidance (PPG):** The PPG notes that there is no statutory definition of a non-material amendment, as it is a matter of degree depending on context. Given that the changes are strictly restricted to surface finishes and color tones, the amendment is entirely "inconsequential" to the overall planning balance.
- **No Conflict with the Intent of Planning Conditions:** While Condition 4 requires development to "strictly accord" with the approved plans, it does not explicitly ban render or dictate that cladding must be retained. The use of Section 96A to update the approved plan numbers listed under Condition 1 is a standard administrative mechanism to ensure the built development remains compliant with the overarching regulatory framework without triggering unnecessary or redundant consultation processes.

5. Conclusion

The proposed amendments represent minor, non-material changes to the external finishes of an already approved scheme. They maintain compliance with **Policy 33 of the HDPF**, cause no harm to the character of the area or neighbor amenity, and leave the structural scope of the development entirely unaltered.