



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0418

Brookfield House, Worthing Road, Southwater, Horsham, West Sussex, RH13 9DT

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1307 (Variation of Condition 1 of previously approved application DC/21/2727 (Erection of a four bedroom detached dwelling) relating to relocation of dwelling) to remove one floor from the dwelling, resulting in a 2no bedroom dwelling and a reduced ridge height.

RELEVANT PLANNING HISTORY:

DC/23/1307	Variation of Condition 1 of previously approved application DC/21/2727 (Erection of a four bedroom detached dwelling) Relating to relocation of dwelling.	Application 08.12.2023	Permitted on
DC/25/2141	Removal of Conditions 6, 9, 15 of previously approved application DC/21/2727 (Erection of a four bedroom detached dwelling) Relating to Water Neutrality.	Application 19.02.2026	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 21 - Strategic Policy: Gypsy and Traveller Sites Allocations
Policy 31- Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 – Parking

Southwater Neighbourhood Plan:

SNP1: Core Principles
SNP2: Proposals for residential development
SNP9: Home Standards
SNP10: Residential Space Standards
SNP14: Adequate provision of car parking
SNP16: Design

Southwater 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 in the determination of this application is whether the proposed amendments can reasonably be regarded as non-material under Section 96A of the Town and Country Planning Act 1990. In this respect, the Local Planning Authority must assess whether the changes would result in a development that is materially different from that previously approved.

The proposed amendments seek to alter the approved roofing materials from concrete plain tiles (rustic clay) to natural slate. Whilst natural slate is a high-quality material and may be found within the wider locality, it would introduce a distinctly different finish and appearance to both the dwelling and the detached garage when compared to the originally approved scheme.

In contrast to the previously approved application, where amendments to materials and design features were considered acceptable due to their limited visual impact and the varied character of the surrounding area, the current proposal would result in a more noticeable alteration to the external appearance of the building removing one floor. The change in roofing material would materially affect the overall character and visual identity of the development, resulting in a scheme that would appear significantly different from that which was originally granted permission.

Given the prominence of the reduction in floor and roof within the overall design and its contribution to the building's visual appearance, the proposed amendment cannot be considered minor in nature. The changes would go beyond what could reasonably be described as a non-material amendment, as this would alter the external appearance of the development in a meaningful way.

Accordingly, the proposed amendments are not considered to fall within the scope of Section 96A and would instead require the submission of a full planning application for proper assessment.

Recommendation: Application Refused

Reason for Refusal:

1. The proposed amendments would alter the external appearance of the buildings in a way that would materially change the overall character and visual amenity of the development, as well as the nature of the original approved scheme. As such, the changes cannot reasonably be regarded as non-material for the purposes of Section 96A of the Town and Country Planning Act 1990.

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/26/0418

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

Plan Type	Description	Drawing Number	Received Date
Elevation plan	PROPOSED ELEVATIONS 1	AMD01	06.03.2026
Elevation plan	PROPOSED ELEVATIONS 2	AMD02	06.03.2026
Floor plan	PROPOSED GROUND AND FIRST FLOOR	AMD03	06.03.2026
Roof plan	PROPOSED ROOFSPACE AND TYPICAL SECTION	AMD04	06.03.2026
Plans	ILLUSTRATIVE 3D VIEWS	AMD05	06.03.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 31.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 31.03.2026