



Mr Timothy Bailey
Brookfield House
Worthing Road
Southwater
Horsham
RH13 9DT

Application Number: DC/26/0418

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

On behalf of:

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 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.

Brookfield House Worthing Road Southwater Horsham

as shown on Plan and Application Number DC/26/0418 submitted to the Council on 06/03/2026. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

- 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.

Schedule of plans/documents:

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

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.

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.



Emma Parkes
Head of Development and Building Control

Date: 31/03/2026