DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0695
Bramcote Farm, Bramlands Lane, Woodmancote, West Sussex, BN5 9TG

DESCRIPTION:

Non-Material Amendment to previously approved application DC/21/0569 (Erection of a single storey side extension) minor increase in width from approved plans.

RELEVANT PLANNING HISTORY:

DC/21/0569	Erection of a single storey side extension.	Application Permitted on 07.06.2021

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 28- Strategic Policy: The Natural Environment and Landscape Character
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Neighbourhood Plan:
Woodmancote Neighbourhood Plan has been Made, of relevance to this application is Policy 3, Design.

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:

No Comment

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.

A non-material amendment is sought to permission DC/21/0569 to alter the footprint, increase the width, and increase the height of the single storey side extension, along with the addition of a chimney flue, additional window southern elevation and sliding patio doors to the western elevation.

The proposal would increase the size, bulk, and proportion of the extension, which would consequently increase the height of the addition. To this effect, the proposal would materially alter the proposed addition and the way in which it sits against the existing dwelling. For this reason, the proposed amendment would be such that it would go beyond what would usually be considered as non-material, as it would involve a substantial change to the external appearance of the building as approved. This alteration would thus materially impact the form and appearance of the building and is therefore not considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed amendment would result in alterations to the footprint, form, proportion, and external appearance of the building which would materially affect the overall character, visual amenity, and appearance 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.

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/24/0695
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

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

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Floor Plans & Elevations As Existing Block & Location Plans	3856-SE-01 Rev A	03.05.2024

Elevation & Floor plan	Floor Plans as Proposed	3856-SE-02 Rev A	03.05.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.05.2024

Authorising Officer sign/initial Tamara Dale Date: 30.05.2024