Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1008
Chanctonbury, Wood Lane, Small Dole, West Sussex, BN5 9YF

DESCRIPTION:
Non Material Amendment to previously approved application DC/19/0810 (Demolition of existing porch, rear and side extensions. Erection of side/rear extensions and roof extensions including hip to gable extension and installation of dormer windows to northern and southern roof slopes.) Proposed replacement window on the rear-facing side and amendment to the rear window. Omission of the previously approved roof glazing to the single storey rear extension.

RELEVANT PLANNING HISTORY:

DC/19/0810	Demolition of existing porch, rear and side extensions. Erection of side/rear extensions and roof extensions including hip to gable extension and installation of dormer windows to northern and southern roof slopes.	Application Permitted on 06.08.2019

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Upper Beeding Parish Neighbourhood Plan 2018-2031

Policy 8 – Design Standards for New Development

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 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.

This application seeks a non-material amendment to previously approved application DC/19/0810 (Demolition of existing porch, rear and side extensions. Erection of side/rear extensions and roof extensions including hip to gable extension and installation of dormer windows to northern and southern roof slopes.). The proposed amendments would consist of replacement window on the rear-facing side, amendment to the rear window and the omission of the previously approved roof glazing to the proposed single storey rear extension.

The proposed amendments to DC/19/0810 would not appreciably impact on the appearance of the building or amenities of adjacent occupiers and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that planning permission reference DC/19/0810 would have expired on 06.08.2022. If this planning permission has not been implemented, a new planning application will be required to commence the works.

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/25/1008
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Floor and elevations	NONE REV 1A	19.06.2025

DELEGATED

Case Officer sign/initial	Halima Chowdhury	Date:	03.07.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	16.07.2025