Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1703
77 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:
Non-Material Amendment to previously approved application DC/25/1786 (Demolition of garage. Erection of a single storey side and rear extension. Enclose front entrance porch to create lobby) relating to windows / glazing to rear extension.

RELEVANT PLANNING HISTORY:

DC/25/1786	Demolition of garage. Erection of a single storey side and rear extension. Enclose front entrance porch to create lobby.	Application Permitted on 30.12.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles

Steyning Neighbourhood Development Plan 2019-2031

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.

The application seeks Non-Material Amendment to previously approved application DC/25/1786 (Demolition of garage. Erection of a single storey side and rear extension. Enclose front entrance porch to create lobby) relating to windows / glazing to rear extension.

Whilst the proposed amendments would alter the external appearance of the dwelling from that originally approved, the revisions are not considered to result in any material change to the overall appearance of the building.

Officers also note that the width of the extension increases slightly by 0.2m (8.92m to 9.12m). Though the amendment increases the footprint of the extension, the extent of the increase is modest overall.

It is considered that the proposed amendments would not materially alter the approved developments. The amendments would not change the siting of the development and would not result in any additional harm to the appearance of the building or the character of the surrounding area. Furthermore, the proposal would not give rise to any additional overlooking or loss of privacy beyond that assessed under the original planning permission. The proposed amendments are considered to be non-material within the meaning of Section 96A of the Town and Country Planning Act 1990 and can therefore be approved.

Recommendation: Application Permitted

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/26/1703

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Ground	KSA-PL-008-A	23.10.2026
Elevation plan	Proposed East	KSA-PL-010-A	23.10.2026
Elevation plan	Proposed North	KSA-PL-011-A	23.10.2026
Elevation plan	Proposed South	KSA-PL-012-A	23.10.2026

DELEGATED

Case Officer sign/initial	Marie Riggs	Date:	11.11.2026
Authorising Officer sign/initial	RHERMITAGE	Date:	17.11.2026