Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1582
43 Pollards Drive, Horsham, West Sussex, RH13 5HQ

DESCRIPTION:
Non Material Amendment to previously approved application DC/24/0382 (Erection of a two storey rear extension and construction of a pitched roof to existing extension) Alterations to the first floor extension to reduce the size and integrate a lower ground floor mono pitched roof (with rooflights).

RELEVANT PLANNING HISTORY:

DC/24/0382	Erection of a two storey rear extension and construction of a pitched roof to existing extension.	Application Permitted on 03.05.2024

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

Horsham Blueprint Business Neighbourhood Plan (HBBNP) 2019 - 2036:
Policy HB3 - Character of Development
Policy HB4 - Design of Development

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 proposal sees part of the two-story extension approved under previous application (DC/24/0382) stepped back and part of this rear extension built only to single story level along with an additional window to one of the bedrooms. The now part single-story extension of the proposed is a mono pitched roof with three skylights. This would be a reduction in scale from the previous scheme. This would be considered a sound proposal.

It is recognised the work is contained to the rear and the two storey element of the proposed would be reduced. However, the alteration overall would materially alter the approved design, and the addition of the window to the side elevation may well impact on neighbouring amenity which would need to be fully assessed. The proposed amendment therefore would not be considered non-material.

The proposed alterations to the previously approved development represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and County Planning Act 1990.

Recommendation: Application Refused

1 The proposed alterations to the previously approved development represent a level of change greater than can be considered as a non-material amendment under Section 96A of the Town and County Planning Act 1990.

NOTE TO APPLICANT
As the changes proposed go beyond the scope of a non-material amendment, it is recommended a variation of condition application or a new householder application is submitted for these amendments to be considered.

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/24/1582
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Proposed floor and roof	23518/P102 REV P1	11.10.2024
Elevation plan	Proposed	23518/P103 REV P1	11.10.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 25/11/2024

Authorising Officer sign/initial RHERMITAGE Date: 18.12.2024