Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0572
Land at Angel Sand Pit , Water Lane, Storrington, RH20 4DE,

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/2144 (Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19) Amendments to Plots 4, 5 and 6.

RELEVANT PLANNING HISTORY:

DC/21/0057	A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington	Application Permitted on 24.09.2021
DC/22/1094	Provision of a temporary construction access to the Angell Sandpit site and subsequent alteration and retention as permanent access to Chestnut Cottage.	Application Permitted on 15.11.2022
DC/22/1095	Variation of condition 1 to previously approved DC/21/0057 (A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington). Amendments to boundaries to Plots 4, 5 and 6 with alterations to fenestration on Plots 5 and 6.	Withdrawn Application on 19.01.2023
DC/22/2121	Non Material Amendment to previously approved application DC/21/0057 (A phased development for the erection of 6no detached houses (of which up to 4no. are to be self-build) with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) Amendments to the Garden Boundaries of Plots 4, 5 and 6 and Amendments to the Fenestration of Plots 5 and 6.	Application Permitted on 30.11.2022
DC/23/2144	Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the	Application Permitted on 14.08.2024

submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.

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.

Minor material amendments are sought in relation to Plots 4, 5 and 6. Officers have assessed these in relation to the consented plot layouts and dwelling designs. It should be noted that the plans for Plots 5 and 6 are the same.
Updates have been sought to clarify all of the proposed materials. The applicant has provided an updated plan; however, this does not demonstrate all of the materials. It is not considered that further clarification of the materials would alter the reason for refusal and therefore further clarification was not sought following the initial correspondence.
The proposed changes are set out below:
Plot 4:

- Altered location for the south elevation lower ground floor window.
- The removal and addition of new glazing on the ground floor east elevation.
- The removal of the eastern elevation chimney.
- The change in roof tile from red/brown clay tiles, as permitted under DC/23/2144 to a slate roof.
- A change in the external wall material from concrete walls and timber cladding as approved under DC/23/2144 to stone and white render.
- A change in the glass balustrade as permitted under DC/23/2144 to a balustrade bottom fixed to glass balustrade
- A change from grey ppc aluminium windows/doors as permitted under DC/23/2144 to an anthracite frame.
- A change in chimney material to stone from what appears to be natural horizontal timber cladding as approved under DC/23/2144
- The addition of a glass extension on the ground floor terrace with zinc flat roof and roof light
- An increase in the lower ground floor by 44sqm GIA to accommodate a new home gym.
- The re-configuring of the lower ground floor.
- An increase in bedroom size

Plot 5 and 6:

- The addition of a north elevation window and three east elevation rooflights.
- The removal of the large eastern elevation window.
- A change in the external window and door frames to anthracite from Grey ppc aluminium windows/doors as approved under DC/23/2144.
- Change in external walls to white render from Grey smoked face brickwork with red feature blend as approved under DC/23/2144.

While many of the proposed changes may be considered non-material on an individual basis, cumulatively the degree of change being proposed is considered significant and therefore material. In particular the changes to nearly all the external materials and the extension of the dwelling at plot four significantly and materially change the appearance of the dwellings from that permitted under DC/23/2144, and from the design and finishes consulted on originally. As the proposal would materially impact on the appearance of the buildings the amendments are not therefore considered to be non-material under Section 96A of the Town and Country Planning Act 1990.

Recommendation: Application Refused

Reason(s) for Refusal:

1. The proposed alterations would significantly alter the appearance of the development from that originally permitted. As such the alterations are not considered to constitute a non-material amendment under Section 96A of the Town and County 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/25/0572

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

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

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

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Plot 4 section	108 REV P2	04.04.2025
Floor plan	Proposed First	31-002 REV P1	04.04.2025
Roof plan	Proposed	31-003 REV P1	04.04.2025
Elevation plan	Proposed	41-001 REV P1	04.04.2025
Elevation plan	Proposed	41-001 REV P2	29.04.2025
Floor plan	Proposed ground	31-001 REV P1	04.04.2025
Elevation plan	Proposed section	41-002 REV P1	04.04.2025
Floor plan	Proposed roof	31-001 REV P1	04.04.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 06/05/2025

Authorising Officer sign/initial Adrian Smith Date: 20/05/2025