DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0841
Home Farm House , Prings Lane, Maplehurst, West Sussex, RH13 6GZ

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/2195 (Replacement of an existing flat roof with a pitched roof to match the pitch of the adjacent roof) to extend the pitched roof of the single storey element and alter height of window

RELEVANT PLANNING HISTORY:

DC/23/2195	Replacement of an existing flat roof with a pitched roof to match the pitch of the adjacent roof.	Application Permitted on 29.01.2024

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

Lower Beeding Neighbourhood Plan (LBNP) 2014 - 2031:
Lower Beeding Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations. The following policy is of significant weight subject to water neutrality being demonstrated.

Policy 12 - 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:

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 seeks to remove the flat roof element approved under DC/23/2195, with the incorporation of a pitched roof to match the form and profile of the curved link section of the dwelling also approved under DC/23/2195. This will then allow the new roof profile of the curved link section to adjoin the main massing of the dwelling. This improves the visual flow of the new roofline as it connects to the dwelling and does not end abruptly. In order to facilitate this, a window is repositioned to allow for the roof profile to match. Whilst this does alter the external appearance of the addition, it is not considered that this proposal raises any further issues in respect of visual amenity, with the nature and extent of the amendment not diluting the original design approach for the development.

The amendment would therefore not result in any change in the impact of neighbouring amenity beyond the existing planning permission and is not considered to give rise to any other material impacts. The amendment is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

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/24/0841
(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

Floor plan	Proposed Floor and Roof Plans	2.01 REV A	03.06.2024
Elevation plan	Proposed Elevations	2.02 REV A	03.06.2024

DELEGATED

Case Officer sign/initial Jacques Burrowes Date: 20/06/2024

Authorising Officer sign/initial Tamara Dale Date: 01/07/2024