Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0861
Barrington House, Barrington Road, Horsham, West Sussex, RH13 5SN

DESCRIPTION:
Non-Material Amendment to previously approved application DC/19/0379 (Conversion of existing dwelling and outbuildings into two dwellings) To incorporate bicycle storage on the street elevation behind a lockable door: remove part of the ground floor wall to "barn" outbuilding and to alter the rear outbuildings.

RELEVANT PLANNING HISTORY:

DC/19/0379	Conversion of existing dwelling and outbuildings into two dwellings.	Application Permitted on 10.05.2019.
DC/14/2274	Conversion of existing residential dwelling into two residential dwellings	Application Refused on 27.02.2015.
HU/118/03	Change of use from b1 to residential Site: Barrington House Barrington Road Horsham	Application Permitted on 09.06.2003.

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

Horsham Blueprint Business Neighbourhood Plan (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.

A non-material amendment is sought to the approved scheme DC/19/0379 to allow for amendments to incorporate bicycle storage on the street elevation behind a lockable door, remove part of the ground floor wall to 'barn outbuilding' and to alter the rear outbuildings. However, there would be a significant increase in the internal floor area in order to connect the two dwellings together and the roof height would also be increased which would require planning permission in its own right. The amendments to the original permission would be significant and therefore, such alterations would go beyond what would be considered as non-material.

For these reasons, the proposed amendments are considered to go beyond what would be considered as non-material under Section 96A of the Town and Country Planning Act 1990, and the submission of a householder application would be required for the changes.

Recommendation: Application Refused

Reason for Refusal:

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.

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/24/0861

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

Plan Type	Description	Drawing Number	Received Date

Floor plan	Proposed ground	1053-21E	04.06.2024
Floor plan	Proposed first	1053-22E	04.06.2024
Elevation plan	Proposed	1053-23 REV A	04.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 25.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 02.07.2024