



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1282

Aurora Vincent House School , 31 North Parade, Horsham, West Sussex, RH12 2DA

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1566 (Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping) to amend proposed site plan to include new outdoor play area.

RELEVANT PLANNING HISTORY:

DC/23/1566	Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping.	Application Permitted on 23.02.2024
DISC/24/0075	Application for Approval of Details Reserved by Condition 4, 5 and 6 to approved application DC/23/1566	Application Permitted on 06.06.2024
DC/24/1713	Variation of condition 1 of previously approved application reference DC/23/1566 (Change of use from Office to Special Educational Needs School. Construction of two storey link building. Construction of Multi Use Games Area and associated landscaping) to amend the approved plans to add an additional line of fencing at the front of the site.	Application Permitted on 30.12.2024
DISC/24/0302	Approval of details reserved by condition 8 to approved application DC/23/1566	Application Permitted on 11.02.2025
DISC/25/0087	Approval of details reserved by conditions 7 and 15 to approved application DC/23/1566.	Application Permitted on 17.09.2025

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:

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 proposed amendment to provide an outdoor play area could introduce a level of noise and disturbance in close proximity to the shared boundary with residential properties. The development has the potential to result in a degree of impact to the amenity of neighbouring residential properties that could amount to harm, and therefore the development would not be considered non-material under Section 96A of the Town and Country Planning Act 1990, as a full assessment would be required to evaluate potential harm.

Recommendation: Application Refused

Reason for Refusal:

- 1 The proposed amendment to provide an outdoor play area would introduce a level of noise and disturbance in close proximity to the shared boundary with residential properties. The development has the potential to result in a degree of impact to the amenity of neighbouring residential properties that could amount to harm, and therefore the development would not be considered non-material under Section 96A of the Town and Country 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/26/1282

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

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan	P-006 Revision 04	10.08.2026

DELEGATED

Case Officer sign/initial Tamara Dale Date: 02.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 07.09.2026