



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0990

Palmers Stud , West Chiltington Lane, Billingshurst, West Sussex, RH14 9DN

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/2160 (Erection of a two storey rear extension to the existing dwelling, 2 dormers and 4x rooflights. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works) for changes to cladding, soffits, fascias, guttering, window frames and doors.

RELEVANT PLANNING HISTORY:

PE/25/0056	Proposed two storey rear extension, insertion of dormers/rooflights, facade alterations, landscaping and all associated works.	Pre-Application Advice Given on 17.04.2025
DC/25/2059	Installation of a roof-mounted array of 18 solar panels onto the south/southeast-facing pitched roof of the existing ancillary outbuilding (Lawful Development Certificate - Proposed).	Application Permitted on 02.04.2026
DC/25/2160	Erection of a two storey rear extension to the existing dwelling, 2 dormers and 4x rooflights. Conversion of existing outbuilding into habitable living space. Installation of 1no. micro wind turbine and associated site works.	Application Permitted on 15.05.2026
DC/26/0991	Demolition of 2no existing stable outbuildings and erection of single-storey garden building.	Pending Consideration

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

Neighbourhood Plan:

Policy Bill 2 – Housing Design and Character

Policy Bill 3 – Energy Efficiency and Design

Parish Design Statement:

Billingshurst Design Statement

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

Section 96A of the Town and Country Planning Act 1990 enables a Local Planning Authority to make changes to a planning permission where those changes are considered to be non-material. There is no statutory definition of what constitutes a non-material amendment and each case must be considered on its own merits, having regard to the nature of the proposed amendments and whether they would result in any material planning consequences when compared to the approved scheme.

Planning permission DC/25/2160 granted consent for the erection of a two-storey rear extension, dormers, rooflights and the conversion of an existing outbuilding into ancillary accommodation. The development was approved subject to a plans condition and a condition requiring the materials to accord with the approved drawings.

The current application seeks to amend the approved drawings to alter the external material palette only. No changes are proposed to the approved siting, footprint, scale, height, roof form, fenestration, layout or use of the development. The amendments comprise the replacement of the approved black cladding to the annexe with an off-white render finish, the replacement of timber cladding to the dormer cheeks with render, together with changes to the colour of the windows, external doors, soffits, fascias and rainwater goods to a coordinated light grey/brown finish.

The proposed amendments are limited to the external finishes of the development and do not alter the physical form or design principles of the approved scheme. The overall architectural composition, proportions and appearance of the buildings would remain unchanged, with the development continuing to appear as approved in terms of its scale and built form.

Whilst the proposed amendments would result in a different external appearance from that originally approved, the revised material palette remains of an appropriate quality and is considered compatible with the varied character of the surrounding area. The use of off-white render and muted light grey/brown joinery represents a traditional domestic palette which would integrate satisfactorily within its rural context and would not appear incongruous or visually intrusive.

The amendments would not introduce any additional built form, increase the visual prominence of the development, or alter the relationship of the buildings with the surrounding countryside or neighbouring

properties. Consequently, the planning assessment undertaken under application DC/25/2160 remains unchanged, with the amendments giving rise to no additional impacts beyond those already considered acceptable through the grant of planning permission.

Having regard to the limited nature of the proposed amendments, it is considered that the alterations would not materially affect the appearance of the development in planning terms nor alter the conclusions previously reached in respect of visual amenity. The amendments are therefore considered to constitute non-material amendments within the meaning of 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/26/0990

(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
Elevation plan	Elevations Proposed	A202 REV A	18.06.2026
Elevation plan	Elevations Annex Proposed	A204 REV A	18.06.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 15.07.2026

Authorising Officer sign/initial Tamara Dale Date: 15.07.2026