Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0203
Friendly Cottage, Park Road, Slinfold, West Sussex, RH13 0SD

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/1283 (Demolition of existing attached garage, and erection of replacement attached garage with storage space above. Erection of a two storey rear extension and associated alterations to the roof including provision of 4no roof lights and PV Solar panels) Lowering of 2x existing ground floor windows (on North & West elevations). Amendments of garage door style from roller garage door to a side hinged pair of garage doors. Relocation of external door and window on the West. Installation of solar panels.

RELEVANT PLANNING HISTORY:

DC/23/1283	Demolition of existing attached garage, and erection of replacement attached garage with storage space above. Erection of a two storey rear extension and associated alterations to the roof including provision of 4no roof lights and PV Solar panels.	Application Permitted on 06.09.2023
SF/21/79	Garage. (From old Planning History)	Application Permitted on 04.07.1979

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

Slinfold Neighbourhood Plan
Policy 1: Conservation Area
Policy 2: Protection of Local Green Spaces
Policy 5: Development Principles

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 alterations to permission granted under DC/23/1283 are summarised below:

1. Lowering of 2 x existing ground floor windows (on North & West elevations) to bring overall height of openings in line with other ground floor windows.
2. Garage Door style amended from Roller garage door to a side hinged pair of garage doors with top windows.
3. External door on West Elevation moved over by 600mm South & adjacent window removed.
4. Confirmation of solar panels layout - total of 18 integrated black solar panels split across South, East & West elevations.

The lowering of the 2 ground floor windows (on North & West elevations) would create a more symmetrical and appropriate appearance. The amended garage door style from roller shutter style to side hinged style would not have an adverse material impact and would be more in keeping with the existing style. Similarly, the external door on West Elevation moved over by 600mm South and the adjacent window removed would not have any significant material impact. The permitted application included approximate positions for solar panels, the proposed layout has now been confirmed as 18 integrated black solar panels split across South, East & West elevations. The black solar panels will all be an integrated system sitting flush with the roof tiles to optimise the aesthetic as well as reducing the number of roof tiles required.

The proposed amendments would not appreciably impact on the appearance of the building or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are 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/25/0203
(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	Elevation and Section B-B	676-105 Rev F	07.03.2025
Elevation plan	Elevations and Section A-A	676-106 Rev F	07.03.2025
Roof plan	Roof Plan	676-104 Rev F	07.03.2025
Site plan	Site Plan	676-102 Rev. G	07.03.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.03.2025

Authorising Officer sign/initial Tamara Dale Date: 03.04.2025