DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0563
Rookery Wood, The Coach House , Five Oaks Road, Slinfold, West Sussex, RH13 0RQ

DESCRIPTION:
Non Material Amendment to previously approved application DC/24/1917 (Conversion of existing stable block to a pool house. Construction of an outdoor swimming pool) Change the proposed roof tiles on the Pool house from Grey Cedar Shingles to Grey Felt Shingles.

RELEVANT PLANNING HISTORY:

DC/24/1917	Conversion of existing stable block to a pool house. Construction of an outdoor swimming pool.	Application Permitted on 17.02.2025

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

2014-2031 Slinfold Neighbourhood Plan:
Policy 4 – Conserve and Enhance Biodiversity
Policy 5 – Development Principles

Slinfold Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 19: Development Quality
Policy 20: Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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 relates to a change of roof material to the proposed pool house / existing stable block of the approved application DC/24/1917 from grey/black shingles to grey felt shingles. The change in material would retain the overall character and appearance and would not diverge from the design approach of the originally approved scheme. It is considered that the 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/25/0563

(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 & Floor plan	Proposed roof	RW-PH_P_02 REV B	03.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 24.04.2025

Authorising Officer sign/initial Guy Everest Date: 01.05.2025