Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/1202
Highwood, Castlegate, West Chiltington, West Sussex, RH20 2NJ

DESCRIPTION:
Non-Material Amendment to previously approved application DC/21/2348 (Erection of side and rear extensions, roof alterations including construction of front and rear gables and dormers, erection of a detached garden room, a replacement detached garage and main entrance gates) for brick faced outer skin in bricks to match the house and garden room.

RELEVANT PLANNING HISTORY:

DC/21/2348	Erection of side and rear extensions, roof alterations including construction of front and rear gables and dormers, erection of a detached garden room, a replacement detached garage and main entrance gates.	Application	Permitted on 16.12.2021
DC/25/0051	Non Material Amendment to previously approved application DC/21/2348 (Erection of side and rear extensions, roof alterations including construction of front and rear gables and dormers, erection of a detached garden room, a replacement detached garage and main entrance gates) Removal of wall to south elevation and installation of french and bi folding doors.	Application	Permitted on 11.03.2025

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 40 - Sustainable Transport
Policy 41- Parking

Neighbourhood Plan:
The West Chiltington Neighbourhood Plan is in progress.

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 amendments relates to a change in external materials to the approved materials, from timber cladding to brick to match the principle dwelling. While this amendment would alter the appearance of the outbuilding the wider visual impact would be limited due to the siting of the building in relation to the street and surrounding screening which is retained post-completion. The scale, form and siting would remain unaltered with the new material reflecting that which already exists at the site.

The amendment does not conflict with any planning conditions imposed on the original permission, does not dilute the original design approach for the approved development, does not raise any further issues in respect of amenity and does not give rise to any other material impacts. The amendment is therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Notwithstanding the above, Officers note that application DC/21/2348 was granted consent on 16.12.2021. Condition 2 attached to the permission require the works to have commenced within three years of the date of that permission (ie: 16.12.2024). A Sussex Building Control record was accepted (SBC/22/0170) for the approved works, though it is not clear whether or not the works were implemented before the expiration of the three years of the initial consent. Provided that the works were implemented, the permission remains extant and the variation to the garage as approved can progress. If not, however, planning permission would be required for the garage and the amendment as applied for. An informative has been attached accordingly.

Recommendation: Application Permitted

Plans list for: DC/25/1202
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2214/02B REV A	22.07.2025
Plans	Approved Garage	2214/04A	30.07.2025
Plans	Proposed Garage	2214/04B	30.07.2025

Note to Applicant
Planning permission DC/21/2348 was granted on 16 December 2021, with Condition 2 requiring commencement by 16 December 2024. However, it is unclear if physical works began before the deadline. If the development was lawfully commenced, the permission remains valid, and the garage variation may proceed. If not, a new planning permission will be required.

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	20.08.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	17.09.2025