



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0092

8 Arun Road, Billingshurst, West Sussex, RH14 9NB

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/1280 (Proposed single storey rear extension. Single storey side and front extensions, new entrance arrangement, and conversion of the existing detached garage) Amendment to the west elevation fenestration, changing from two openings (front door and window) to a single opening comprising a front door with sidelight.

RELEVANT PLANNING HISTORY:

DC/25/1280	Proposed single storey rear extension. Single storey side and front extensions, new entrance arrangement, and conversion of the existing detached garage.	Application Permitted on 02.10.2025
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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

Billingshurst Parish Neighbourhood Plan 2019 – 2031

Bill 1 - Billingshurst Built-Up Area Boundary

Bill 2 - Housing Design and Character

Billingshurst Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 17: Green Infrastructure and Biodiversity

Policy 19: Development Quality

Policy 20: Development Principles

REPRESENTATIONS AND CONSULTATIONS RESPONSES

None.

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 amendments to DC/25/1280 consist of amendment to the west elevation fenestration, changing from two openings (front door and window) to a single opening comprising a front door with sidelight. This change would not alter the original design approach and would not have a material 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/26/0092

(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
Floor plan	Proposed	529_100 REV A	20.01.2026
Elevation plan	Proposed	529_200 REV A	20.01.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.02.2026

Authorising Officer sign/initial Guy Everest Date: 12.02.2026