



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1398

Hareswith House, West Chiltington Road, Storrington, West Sussex, RH20 4BP

DESCRIPTION:

Non Material Amendment to previously approved application DC/26/0140 (Extension and conversion of existing garage) to increase the width of 2no. ground floor windows on the west elevation, replace 1no. window with 2no. windows on the west elevation, remove one rooflight on the west roof slope, increase height of the entrance door on the east elevation, and rearrange the rooflights on the east roof slope.

RELEVANT PLANNING HISTORY:

DC/22/0662	Non Material Amendment to previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for revised internal partition locations. Installation of 2No. rooflights facing south/southwest on the rear and re-placement of existing rooflights. Adjustments to windows and alterations to the roof crown including side dormer gable to hipped roof.	Application 06.05.2022	Refused	on
DC/21/2502	Driveway visibility improvements.	Application 18.01.2022	Permitted	on
DC/22/1184	Variation of condition 1 of previously approved application DC/19/2221 (Erection of detached garage and creation of a new driveway (amendment to DC/19/0652)) to allow for minor changes to the external appearance and internal layout of the garage, to improve its energy efficiency and layout and to comply with current building regulations.	Application 12.09.2022	Permitted	on
DC/23/1373	Installation of entrance gates.	Application 08.09.2023	Permitted	on
DC/25/0390	Addition of two roof lights to existing ancillary building.	Application 09.05.2025	Permitted	on
DC/25/1424	Extension and conversion of existing garage.	Application 26.11.2025	Permitted	on
DC/26/1000	Non Material Amendment to previously approved application DC/26/0140 (Extension and conversion of existing garage) for the addition of 3 ground floor windows.	Application 20.07.2026	Permitted	on
DC/26/0140	Extension and conversion of existing garage (amendments to planning permission DC/25/1424 to increase the depth of extension and alterations to windows).	Application 07.04.2026	Permitted	on

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

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031:

Policy 14 – Design

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.

Policy 14 of the SSWNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and landscape.

The application seeks Non-Material Amendment to previously approved application DC/26/0140 (Extension and conversion of existing garage). To increase the width of 2no. ground floor windows on the west elevation, replace 1no. window with 2no. windows on the west elevation, remove one rooflight on the west roof slope, increase height of the entrance door on the east elevation, and rearrange the rooflights on the east roof slope.

Whilst the proposed amendments would alter the external appearance of the dwelling from that originally approved, the revisions are not considered to result in any material change to the overall appearance of the building.

It is considered that the proposed amendments would not materially alter the approved development. The amendments would not change the siting of the development and would not result in any additional harm to the appearance of the building or the character of the surrounding area. Furthermore, the proposal would not give rise to any additional overlooking or loss of privacy beyond that assessed under the original planning permission. The proposed amendments are considered to be non-material within the meaning of Section 96A of the Town and Country Planning Act 1990 and can therefore be approved.

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/26/1398

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		A-105 REV P-7	01.09.2026
Plans	Proposed Elevations, Section, Roof, Ground and First Floor	A-106 REV T4	01.09.2026
Plans	Proposed Elevations, Section, Roof, Ground and First Floor	A-106 REV T8	01.09.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 22.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.09.2026