



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0910

Chanctonbury Nurseries, Rectory Lane, Ashington, West Sussex, RH20 3AS

DESCRIPTION:

Non Material Amendment to previously approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) re the addition of personal doors on single garages.

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023
DISC/24/0121	Application for Approval of Details Reserved by Condition 5, 11 and 16 to approved application DC/22/0372	Application Permitted on 22.07.2024
DISC/24/0129	Application for approval of details reserved by conditions 7 & 14 to approved application DC/22/0372	Application Refused on 29.08.2024
DISC/24/0135	Application for approval of details reserved by conditions 3,4,6 and 8 to approved application DC/22/0372	Split Decision on 29.08.2024
DC/24/0977	Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) To enable a substation to be provided.	Application Permitted on 13.09.2024
DC/24/1081	Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.	Application Permitted on 04.10.2024
DISC/24/0239	Approval of details reserved by condition 10 to approved application DC/22/0372 and Condition 10 to approved variation application DC/24/0977.	Application Permitted on 19.12.2024
DISC/24/0259	Application for approval of details reserved by conditions 10a and 12 to approved application DC/24/0977	Application Permitted on 05.11.2024
S106/24/0025	Amendment to affordable housing mix and Mortgage Exclusion Clause	Application Permitted on 29.07.2025
DISC/24/0298	Approval of details reserved by condition 3 (parts a-c) to approved application DC/24/1081	Application Permitted on 07.04.2025
DC/24/1920	Non Material Amendment to previously approved application DC/24/0977 (Variation to condition 1 to approved application DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) to enable a substation to be provided) to amend house types.	Application Permitted on 03.02.2025
DISC/24/0304	Approval of details reserved by condition 9 to	Application Permitted on

	approved application DC/24/0977	19.03.2025
DISC/24/0309	Application for Approval of Details Reserved By Conditions 7 and 8 to approved application DC/24/0977	Application Permitted on 25.04.2025
DISC/25/0136	Approval of details reserved by conditions 13 (Accessible dwellings layout), 17 (biodiversity lighting), 19 (EV parking layout for flats), 24 (refuse and recycling store and cycle store details for flats), and 27 (future EV upgrading provisions for flats) to approved application DC/24/1081	Application Permitted on 23.05.2025
DISC/25/0195	Approval of details reserved by condition 12 to approved application DC/24/1081	Application Permitted on 10.09.2025
DC/26/0221	Variation of Condition 1 of previously approved application DC/24/1081 (Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station) to amend the plans relating to affordable housing.	Application Permitted on 01.07.2026
S106/26/0014	Deed of Variation to amend definition of affordable rented and shared ownership housing to intermediate housing	Pending consideration
DISC/26/0114	Approval of details reserved by condition(s) 14, 15 to approved application DC/24/1081.	Application Refused on 27.05.2026

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

Neighbourhood Plan: Ashington Neighbourhood Plan 2019-31

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:

Neither object nor support- application was discussed at the Parish Council meeting on 9th July 2026 and no objections were raised.

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 current wording of Condition 1 of DC/22/0372 requires the development to be built out in accordance with the approved Garage Type 1 Plan (ref. 7071-PL-62 A). It is necessary to substitute those drawings with the proposed revised drawings for the developer to implement the proposed changes.

The proposed amendments to the garages of plots 1, 2, 44, 45, 56 and 56 to include a personal access door 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

NOTE TO APPLICANT

This decision notice approves the following amended wording to the conditions imposed on planning permission DC/22/0372 listed below:

Amended Condition 1 (Approved Plans)

Approved Plan drawing of DC/22/0372	Approved Plan drawing DC/26/0910
Garage Type 1: 7071-PL-62-A	Single Garage: C9_23_46_GAR_700_C3

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/26/0910

(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

