Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0436
Woodcroft, Chesworth Lane, Horsham, West Sussex, RH13 5AJ

DESCRIPTION:

Non Material Amendment to previously approved application DC/24/1777 (Remodelling to existing dwelling, including raising of ridge height, erection of a first floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations) Relocation of windows on the South and North elevations) for clarification that external timber cladding will be horizontally oriented and the rear (south) facing first storey windows will change from 4no. windows to 3no. windows.

RELEVANT PLANNING HISTORY:

DC/24/0706	Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations.	Application Permitted on 02.07.2024.
DC/24/1777	Non-Material Amendment to previously approved application DC/24/0706 (Remodelling to existing dwelling, including raising of ridge height, erection of a first-floor extension, removal of existing conservatory and erection of a single storey rear extension and associated alterations) Relocation of windows on the South and North elevations.	Application Permitted on 19.02.2025.

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
Policy 34- Cultural and Heritage Assets

Horsham Blueprint Business Neighbourhood Plan (2019-2036):
Policy HB3 – Character of Development
Policy HB4 – Design of Development

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.

The proposed amendments would alter the first-floor window arrangement, reducing the number of windows on the rear elevation from 4no. to 3no. windows. The amendments would not increase the extent of glazing to the rear. The application also seeks to clarify the cladding as this was not specified on previous drawings. The external timber cladding would be horizontally orientated. It is considered that as the material is not changing from previous approvals, just the orientation, that the amendment would be considered non-material.

The amendment would 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.

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/25/0436
(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		NONE	20.03.2025
Elevation plan	Front	NONE	20.03.2025
Elevation plan	Rear	NONE	20.03.2025
Elevation plan	Side	NONE	20.03.2025
Elevation plan	Side	NONE	20.03.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.04.2025

Authorising Officer sign/initial Tamara Dale Date: 15.04.2025