DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0051
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) Removal of wall to south elevation and installation of french and bi folding doors.

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

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
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 amendments include:

- Removal of the dwarf wall
- Installation of aluminium doors
- Full height brick piers

The amendments primarily involve the removal of the dwarf wall to allow for the installation of aluminium doors, along with the construction of full-height brick piers to accommodate these new doors. These changes are minor in scale and do not materially alter the external appearance, bulk, or massing of the approved structure.

Given the setback position of the building, the proposed alterations will not be visually prominent from public vantage points. The replacement of the dwarf wall with aluminium doors is a minor change in materials that remains consistent with the overall aesthetic of the approved development. Additionally, the full-height brick piers are in keeping with the existing design and do not introduce an incongruous or visually obtrusive element.

There is no impact on neighbouring properties as the amendments do not result in any increase in footprint, height, or massing. As a result, there is no additional overshadowing or overbearing impact on adjacent properties. Furthermore, due to the structure’s position, the changes do not give rise to any new privacy concerns or overlooking issues.

The amendments do not conflict with any planning conditions imposed on the original permission, nor do they have a material impact on local character, visual appearance, or residential amenity. The changes remain in line with local development policies regarding design and impact.

In conclusion, the proposed amendments are minor in nature and do not result in any material change to the scale, form, or function of the approved development. The changes do not affect the streetscene, neighbouring amenity, or compliance with planning policy. Given these considerations, the amendments are deemed non-material and can be approved as such.

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/25/0051
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2214/02B	14.01.2025
Elevation & Floor plan		2214/05A	07.03.2025
Section plan		NONE	24.02.2025
Supporting Docs	Data Sheet Visofold	NONE	24.02.2025
Supporting Docs	Pilkington Activ Sunshade Neutral	NONE	24.02.2025
Supporting Docs	Certificate of Guarantee	NONE	24.02.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 10.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 11.03.2025