



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0847

50 Kempshott Road, Horsham, West Sussex, RH12 2EY

DESCRIPTION:

Non Material Amendment to previously approved application DC/25/0433 (Demolition of existing conservatory. Erection of a single storey side and rear extension) to reduce the length of the extension and change the roof material from zinc to slate.

RELEVANT PLANNING HISTORY:

DC/25/0433	Demolition of existing conservatory. Erection of a single storey side and rear extension.	Application Permitted on 28.05.2025
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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

Horsham Blueprint Business Neighbourhood Plan 2019-2036:

Policy HB3- Character of Development

Policy HB4- Design of Development

Parish Design Statement:

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 application seeks a Non-Material Amendment to previously approved application DC/25/0433 (Demolition of existing conservatory. Erection of a single storey side and rear extension) to reduce the length of the extension and change the roof material from zinc to slate.

The proposed amendments relate to changes to the length of the proposed extension (9m down to 6.6m) and to change the roof materials, with the applicant seeking to replace the approved roof material from zinc to slate. While this 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 impact on the approved design. The amendments would not change the siting of the approved development and would not create further impacts on the appearance of the building or wider surroundings. The proposal would not create any additional views of neighbouring properties beyond those identified as part of the original planning permission. No other material impacts have been identified, and the proposed 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/26/0847

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed	25-100-05 REV D	22.05.2026
Elevation plan	Proposed and Sections	25-100-06 REV D	22.05.2026
Location & Block plan		25-100-10 REV A	22.05.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 16.06.2026

Authorising Officer sign/initial RHERMITAGE Date: 19/06/2026