Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0218
Old Park , Park Lane, Maplehurst, West Sussex, RH13 6LL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0786 (Householder)

RELEVANT PLANNING HISTORY:

DC/25/0786	Erection of a rear timber garden room (Householder)	Application Permitted on 07.07.2025

PLANNING ASSESSMENT
Planning Application DC/25/0786 was granted consent on 07.07.2025. This permission was for the following:

Erection of a rear timber garden room (Householder)

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, rooflights and roof lanterns. These drawings must show:
- *materials*
- *decorative/protective finish and colour*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc*
- *method of opening*
- *method of glazing*

ii) Joinery

iii) Roof details including sections through:
- *eaves*
- *verges*
- *verges and bargeboards*
- *flat roof perimeters*
- *parapets*

c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

This application is accompanied by detailed sections which meet the above requirements together with material specifications. It is considered that the submitted details are appropriate to the listed building and approved works, with the Council's Conservation Officer raising no concerns. The submitted details are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0218
(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
Section plan	Detail Sections - Frames	13115/05 A	08.07.2025
Section plan	Detail Sections - Roof	13115/06 A	08.07.2025
Section plan	Detail Sections - Lantern	13115/07 A	08.07.2025
Section plan	Elevation & Cross Section	13115/08	08.07.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 14.08.2025

Authorising Officer sign/initial Guy Everest Date: 20.08.2025