Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0180
Chesworth House, Denne Road, Horsham, West Sussex, RH12 1JR

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 3, 4 & 5 to approved application DC/23/1145

RELEVANT PLANNING HISTORY:

DC/23/1145	Erection of a pool house, and installation of a swimming pool and replacement tennis court. Erection of 2no plant storage sheds.	Application Permitted on 15.05.2024

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding

Horsham Blueprint Neighbourhood Plan:
Policy HB1: Location of development
Policy HB3: Character of development
Policy HB4: Design of development
Policy HB5: Energy efficiency and design
Policy HB10: Green and blue infrastructure and delivering biodiversity net gain

Horsham Town Design Statement (2008)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

HDC Conservation:
Submitted information is sufficient for discharge of materials condition.

County Archaeology:
The applicants have submitted a Written Scheme of Investigation (Archaeological Specification) for a programme of trial trench evaluation at this site. The document has been prepared by Development Archaeology Services Ltd and the work will involve the excavation of eight trial trenches located across the site in order to examine the possibility that significant archaeological deposits may be present. I can confirm that the proposed scheme of work is acceptable from the archaeological point of view and that I have no concerns towards the investigative work now taking place on the site.

When satisfactory details of the results of the work have been received, I will be in a position to recommend the most suitable way for the application to proceed from the archaeological viewpoint. As this may include the need for further archaeological work to investigate and record remains encountered during the evaluation, the archaeological condition (3) should remain until a report has been received and any mitigation works that may be required identified.

HDC Arboriculture:
Condition 4 – AMS required
The submitted AMS and TPP is acceptable in principle subject to satisfactory compliance therewith for the duration of the development.

PLANNING ASSESSMENT

Planning Application DC/23/1145 was granted consent on 15.05.2024. This permission was for the following:

Erection of a pool house, and installation of a swimming pool and replacement tennis court. Erection of 2no plant storage sheds.

Consent is sought to discharge the details reserved by conditions 3,4 and 5.

Condition 3:

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

The application included a Written Scheme of Investigation. The Council's Archaeological Consultant has no objections to the proposed detail submitted. However, they further advise that need for further archaeological work may be required to investigate and record remains encountered during the evaluation, thus the condition should remain until a report has been received and any mitigation works that may be required identified. The Local Planning Authority appreciates this and the comments; however, it is not considered suitable to refuse consent to proposed works outside of the archaeological notification area. Communication with the application agent has confirmed that no works will take place within the Recreation Area until all archaeological investigation work described in the WSI has been completed and submitted as required. An informative will state that the archaeological works set out in the WSI are to take place before any development begins within the Archaeological Notification Area.

The requirements of the condition have been satisfied.

Condition 4:

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Arboriculture Officer has confirmed that the submitted AMS and TPP is acceptable in principle subject to satisfactory compliance therewith for the duration of the development. The requirements of the condition have been satisfied.

Condition 5:

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

A clear materials schedule has been provided. The Heritage Officer has confirmed the materials are acceptable. The requirements of the condition have been satisfied.

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: DISC/24/0180

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Chesworth House - Discharge of Conditions - Material Schedule	Arboriculture Survey and Assessment	11.07.2024

Supporting Docs	Chesworth House - Planning Statement	WSI Submission Modified Vers3	11.07.2024
Supporting Docs	TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND ARBORICULTURAL METHOD STATEMENT	Material schedule	11.07.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 30.08.2024

Authorising Officer sign/initial RHERMITAGE Date: 16.09.2024