Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0114
Parklands House, 21 Hurst Road, Horsham, West Sussex, RH12 2DS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 6, 8, 9, 11 to approved application DC/21/1155

RELEVANT PLANNING HISTORY:

DC/21/1155	Change of use of care home (Class C2) to form 9.No flats (Class C3) including parking and associated infrastructure.	Application Permitted on 28.09.2021

PLANNING ASSESSMENT

Planning Application DC/21/1155 was granted consent on 28.09.2021. This permission was for the following:

Change of use of care home (Class C2) to form 9.No flats (Class C3) including parking and associated infrastructure.

Consent is sought to discharge the details reserved by conditions 6,8,9 and 11.

Condition 6:

***Pre-occupation Condition**: No part of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works pertaining to the whole site shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained.*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.*
- *Details of all hard surfacing materials and finishes.*
- *Details of all boundary treatments (including fencing to rear of flat 3 adjacent to parking area, and higher fencing on part of eastern boundary).*
- *Details of any external lighting.*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual and neighbouring amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a proposed landscape plan which includes a planting specification (including size and numbers) and details of hard surfacing and boundary treatments. Most of the hard surfacing will be grey block paving with the private patio finished in Indian sandstone paving. New close boarded fencing will be provided in agreement with ethe adjacent neighbour. A lighting plan has been provided which shows communal downlights, lights in brick piers, rear floodlight and private external lighting. The submitted details are considered satisfactory pursuant to condition 6.

Condition 8:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The applicant has submitted a proposed site plan and proposed elevations for the cycle store. The cycle storage would be situated to eth front of the building adjacent to the cycle storage, finished in treated timber cladding with a translucent polycarbonate roof sheeting. No Objection has been received from West Sussex Highways The requirements of the condition have therefore been satisfied.

Condition 9:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a site plan showing the position of the bin store to the front of the property (21411/P100 rev P4). This will accommodate the required communal bins. The elevation plans show a maximum height of 1800mm, solid timber doors and treated timber cladding. The requirements of the condition have therefore been satisfied.

Condition 11:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.*

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The applicants have submitted a plan (21411/P110 rev P2) that shows the location of 7.4kw electric vehicle charging points to the rear of the building. There will be two installed with all other spaces having the potential for future fitting (shown as EVC-F on the plan). No Objection has been received from West Sussex Highways and 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/24/0114

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed External Lighting/EVC Plan	21411/P110 P2	20.05.2024
Plans	Proposed Landscape Plan	21411/P109 P2	26.07.2024
Site plan	Proposed Site Plan	21411/P100 P4	26.07.2024
Plans		21411/P111	25.07.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 30.07.2024

Authorising Officer sign/initial RHERMITAGAE Date: 31.07.2024