

Document Reference: 2358 hdc. plan 1
Your reference ST/88/94

18th August 2026

Planning Department,
Horsham District Council,
Park Side, Chart Way,
Horsham, West Sussex.
RH12 1RL

Dear Sirs, **Proposed New House**

Land Adjacent Devonshire House, Steypning West Sussex,

Further to the approval of the Planning Application for the above, and the letters/ correspondence from Mr Jason Hawkes dated 14/02/2022, I now append the "Condition discharge" application the fee for which will be paid directly by my clients via the Planning Portal;
Documents accompanying this application are;

- | | | |
|--|----------|-------------|
| 1. Site plan as proposed | 2358 - 3 | 1:50 A1 |
| 2. Landscape and drainage plan | 2358 - 6 | 1:100 At A3 |
| 3. Elevation plans of walls and fences | 2358 - 9 | 1:100 at A3 |

This application relates to the pre-commencement conditions; namely

Condition 02. Landscaping; As shown on plan 2358 - 6 landscape plan

Condition 04: Surface water and foul drainage: as shown on the landscape and drainage plan 2358 - 6

Conndition 05 Schedule of Materials: Appended to this document

I believe all previous approved documents are available, so these are not included. Please note; all dimensions and designs are the same as the approved design, but may look a bit different due to changes in presentation and drawing styles from the previous applications

If you have any questions, please do get in touch

Yours Faithfully

Philip J Clay

Appendix 1 ; Schedule Re: Materials:

- 1) House brick is Red same for Retaining Walls add a bit of flint is possible.

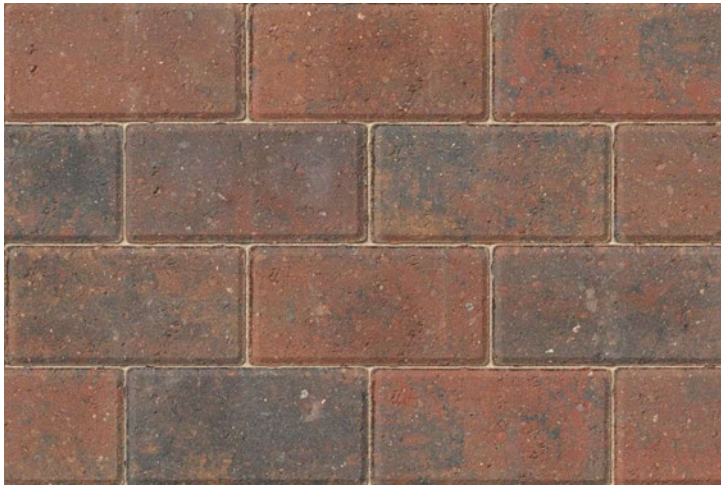
Off-shade Ibstock Audley Red Mixture Stock Facing Brick



- 2) Rooftiles Red / Brown / Terracotta EG Marley asbelow



- 3) Gables (side/front) to be the same as roof, (AS above)
- 4) Driveway: Brindle with Black Mono Block edging.



Driveway:
Brindle block
with Black Mono
Block edging

5) UPVC Windows and Doors White. Supplier to be decided

LANDSCAPING

Boundary treatments

A to B: no action retained as existing

B to C : (rear to private path) New / replacement 1.8, fence close board timber

C to D : (East, Against Devonshire House) AS existing walls and fences

D to E : Part front boundary, existing retaining wall kept, New Beech (Fagus Sylvatica)hedge above/ behind to 1.00

E to F : new driveway/access walls against retained and behind in brick, to match existing, with flint panels

F to A: as D to E

Planting

Hedges: as above to front

Trees T1,2,3 ; Flowering cherry (Prunus Spp,)

DRAINAGE

FOUL: Connection to main sewer with SWA agreement

SURFACE WATER;

To Soakaway Concrete chamber with RC concrete cover to Structural design

Size to serve all hardstanding and roof; Based on 1m³ per 26m² drained

Roof area: 70 m²

Drive and paths 19.5m²

89.5m²

Size 89.5m² :- 26 = 3.462m³ volume required

Say chamber size 1.8 dia X 1.5 deep = 4.24m³ capacity