Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0215
Aquarius, The Street, Bramber, Steyning, West Sussex, BN44 3WE

DESCRIPTION:
Approval of details reserved by condition 4 to approved application DC/23/1886

RELEVANT PLANNING HISTORY:

DC/23/1886	Demolition of garage. Demolition of single storey side extension. Erection of a single storey extension incorporating integrated garage with accommodation above. Raising of roof to form two-storey across whole dwelling.	Application Permitted on 16.07.2024

PLANNING ASSESSMENT
Planning Application DC/23/1886 was granted consent on 16.07.2024. This permission was for the following:

Demolition of garage. Demolition of single storey side extension. Erection of a single storey extension incorporating integrated garage with accommodation above. Raising of roof to form two-storey across whole dwelling.

Consent is sought to discharge the details reserved by condition 4.

Condition 4:
Pre-commencement Condition: *Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:*

- *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).

The submitted details set out the following materials to be used in the approved development: -

- Black aluminium windows
- Black Heritage Velux roof windows
- Tiled slate roof
- Galvanised rainwater goods
- Black/natural featheredge timber cladding

The proposed materials are reflective of the approved design approach and considered acceptable for a development of this nature having regard to the wider conservation area setting. The submitted details are therefore considered acceptable.

It is noted that a representation was received on this application, objecting to the scale of the development and the impact on the skyline from both sides of the river, and noting that no notices appear to have been displayed. This representation goes back to the merits of the original application and does not raise any considerations relevant to this approval of details application.

Recommendation: Application Permitted

Plans list for: DISC/25/0215
(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
Materials	Black Cladding Sample		01.07.2025
Materials	Black Wood Cladding Sample		01.07.2025
Materials	Champion Timber 32mm Feather Edge Timber Cladding		01.07.2025
Materials	Heritage Black Aluminium External Door		01.07.2025
Floor plan	PROPOSED FLOOR PLANS	AQ.BR-PFP A1	01.07.2025
Elevation plan	PROPOSED ELEVATIONS, PROPOSED ROOF PLAN.		29.08.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 01.09.2025

Authorising Officer sign/initial Guy Everest Date: 03.09.2025