PLANNING RESOLUTION

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The Leatherhead Institute, 67 High Street, Leatherhead, Surrey, KT22 8AH

FAO Kate Turner
Director of Planning, Economic Development & Property
Horsham District Council
Chart Way
Horsham
Sussex
RH12 1RL

22nd April 2024

Dear Kate

Town & Country Planning Act 1990
50 Goring Road, Steyning, West Sussex, BN44 3GF

Planning Resolution Ltd submit details to discharge planning conditions attached to planning permission DC/18/1661, approved 5th October 2018 for '*Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.) To allow for minor design* changes. *External south-west wall and windows amended'* at 50 Goring Road Steyning West Sussex, BN44 3GF.

Condition 6 and Condition 10 have recently been approved on the 16th April 2024 (ref: DISC/24/0020) but we note that both our cover letter/ application form, and indeed subsequently in turn the decision notice have been issued in errata, as the wording identified for Condition 10 is incorrect as it relates to the wording for Condition 11.

Condition 11 was intended to also be discharged, hence the submission of dwg. J18091w (AE275) (Proposed Boundary Elevations) which is an approved drawing on the decision notice (ref: DISC/24/0020).

To add further confusion, Condition 10 is an exact duplicate of Condition 6.

In wishing to address the above anomalies, and in order to have a clear and unambiguous new decision notice that is required urgently for conveyancing purposes, we wish to re-apply to discharge 'Pre-Occupation' Condition 6 and Condition 10, and additionally Condition 11 (as intended).

The application therefore seeks approval of details required pursuant to the following Pre-Occupation conditions:

Condition 6

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, die, are removed, or become 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 amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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Detail submitted to discharge Condition 6:

- **Landscape Proposals Drawing Number MPN/GRS**

Condition 10

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, die, are removed, or become 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 amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Detail submitted to discharge Condition 10:

- **Landscape Proposals Drawing Number MPN/GRS**

Condition 11

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Detail submitted to discharge Condition 11:

- **Proposed Boundary Elevations Drawing Number AE275**

The requisite application fee payment has been made via the Planning Portal.

Your earliest approval of the information would be greatly appreciated in order to address the errors in the earlier submission and decision notice to provide the necessary clarity for conveyancing purposes.

Please do not hesitate to call me should you require any further clarification or information.

Yours faithfully

David Williams
Director
Planning Resolution Ltd