Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0020
Headley Cottage, 50 Goring Road, Steyning, West Sussex, BN44 3GF

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 6 and 10 to approved application DC/18/1661

RELEVANT PLANNING HISTORY:

DC/18/1661	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.	Application Permitted on 05.10.2018

PLANNING ASSESSMENT

Planning Application dc/18/1661 was granted consent on 05.10.20218. This permission was for the following:

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

Consent is sought to discharge the details reserved by conditions 6 and 10.

Condition 6:

Pre-Occupation Condition*: Prior to the first occupation (or use) of any parts 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 for of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a landscape proposal that includes the planting of trees and grasses to the front parking area. However this has not been implemented and the front driveway is fully hard surfaced. It is assumed that this will be implemented or it will become a compliance issue shortly.

The requirements of the condition have been satisfied.

Condition 10:

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).

Details of low level fencing and retention of existing boundary wall have been provided. 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/24/0020

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Covering letter		20.02.2024
Plans	Proposed Boundary Elevations	J18091w	20.02.2024
Plans	Landscape Proposals	MPN/GRS	20.02.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 16/4/24

Authorising Officer sign/initial RHERMITAGE Date: 16.04.2024