



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0272

Burny Bank , Barrow Hill, Henfield, West Sussex, BN5 9DN

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3 and 4 to approved application DC/22/0099

RELEVANT PLANNING HISTORY:

DC/22/0099	Change of use of land to residential and erection of a 3 bay single storey oak framed garage.	Application Permitted on 17.05.2022
------------	---	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/22/0099 was granted consent on 17.05.2022. This permission was for the following:

Change of use of land to residential and erection of a 3 bay single storey oak framed garage.

Consent is sought to discharge the details reserved by conditions 3 and 4: -

Condition 3:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for the external walls, doors and roof of the approved garage has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is accompanied by photographic samples of the external materials to be used on the exterior of the approved garage. The chosen materials and colour palettes would be in keeping with the character of the immediate surroundings, with the details therefore considered acceptable.

Condition 4:

Pre-Occupation Condition: No part of the development hereby permitted shall be first used until full details of all hard and soft landscaping works 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*

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 or retained 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 amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted information includes a sketched site layout plan highlighting that all existing planting to be retained and the details of the hardstanding areas. Whilst the above condition requests details of any additional planting to be provided, it is considered that the retention of the existing tree would provide sufficient screening for the approved garage with limited scope to include any new frontage planting given the historic arrangement and ground conditions. The building was previously considered acceptable in design terms, with it not necessary to screen the building through soft planting. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0272

(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
Layout plan	Layout / Planting Plan	NONE	25.08.2026
Photos	Material Details (x3)	NONE	14.08.2026
Supporting Docs	Application Form	NONE	14.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08/10/2026

Authorising Officer sign/initial Guy Everest Date: 09.10.2026