



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DISC/26/0089

Bayley Paddock, Mill Lane, Partridge Green, West Sussex, RH13 8JU

### **DESCRIPTION:**

Application for Approval of Details Reserved by Condition 11 to approved application DC/25/1633

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                                                                             |                                     |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DC/25/1633 | Variation of condition 2 and removal of conditions 12, 13, 14 and 15 of previously approved application reference DC/24/0480 (Erection of a dwelling, carport with store and greenhouse) to amend siting of dwelling and garage, and design changes and remove water neutrality conditions. | Application Permitted on 16.12.2025 |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

### **PLANNING ASSESSMENT**

Planning Application DC/25/1633 was granted consent on 16.12.2025. This permission was for the following:

**Variation of condition 2 and removal of conditions 12, 13, 14 and 15 of previously approved application reference DC/24/0480 (Erection of a dwelling, carport with store and greenhouse) to amend siting of dwelling and garage, and design changes and remove water neutrality conditions.**

Consent is sought to discharge the details reserved by condition 11: -

***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 external walls, windows and roofs of the approved building(s) 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 Applicant has submitted a material and finishes schedule detailing the proposed materials for the development. The schedule details the wall materials, which includes timber feather edge board weatherboarding, flint block panel and Ibstock Chailey multi brick. On the roof; Sandtoft concrete roof tiles, zinc roof and Upvc rainwater goods. The windows and doors will be Upvc and timber in oak colours. It is considered these materials are suitable for the building and location, and the submitted details are therefore acceptable.

**Recommendation: Application Permitted**

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### Plans list for: DISC/26/0089

(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 | Materials and Finishes Schedule |                | 16.03.2026    |

**DELEGATED**

Case Officer sign/initial     Bethan Tinning                                  Date: 15.04.2026

Authorising Officer sign/initial      Guy Everest      Date: 20.04.2026