Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0011
Acacia House, 110 Manor Fields, Horsham, West Sussex, RH13 6SG

DESCRIPTION:
Approval of details reserved by conditions 3 and 6 to approved application DC/23/0338

RELEVANT PLANNING HISTORY:

DC/23/0338	Conversion of existing 8-bedroom detached dwelling into 4no 1-bedroom self-contained Flats for supported living for adults.	Application Permitted on 16.06.2023

PLANNING ASSESSMENT
Planning Application DC/23/0388 was granted consent on 16.06.2023. This permission was for the following:

Conversion of existing 8-bedroom detached dwelling into 4no 1-bedroom self-contained Flats for supported living for adults.

Consent is sought to discharge the details reserved by conditions 3 and 6.

Condition 3:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application included details of the proposed site set up plan during construction. The plan included details of the proposed location of loading and unloading area, including storage and staff welfare. The plan details that vehicular movements would occur on hardstanding thus negating the need for wheel washing. Following consultation with WSCC Highways, no objection was raised with regards to the proposed arrangement. The submitted detail is therefore considered satisfactory pursuant to condition 3.

Condition 6:

Pre-Occupation Condition*: Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until details of secure and covered cycle parking and mobility aid parking*

facilities for the occupants of, and visitors to, the development 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 approved cycle parking facilities associated with that dwelling have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The submission included details of the proposed method of cycle storage and their location. Following consultation with WSCC Highways, no objection was raised with regards to the proposed arrangement. The submitted detail is therefore considered satisfactory pursuant to condition 6.

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/24/0011

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans		MFS-AHP-0-XX-SI-A-0405 P01	25.01.2024
Plans		MFS-AHP-0-XX-SI-A-0404 P02	25.01.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 14.03.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.04.2024