Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0231
Frylands , Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:

Approval of details reserved by conditions 2 and 3 to approved application DC/24/0538

RELEVANT PLANNING HISTORY:

DC/24/0538	Erection of a single storey rear extension with minor internal alterations. Replacement of existing detached store with a garage and garden store (Listed Building Consent).	Application Permitted on 07.06.2024

PLANNING ASSESSMENT

Planning Application DC/24/0538 was granted consent on 07.06.2024. This permission was for the following:

Erection of a single storey rear extension with minor internal alterations. Replacement of existing detached store with a garage and garden store (Listed Building Consent).

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Pre-Commencement Condition: *Prior to relevant work beginning to the proposed garage and garden store, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:*

- *Specifications of external materials and surface finishes.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The submitted Covering Letter lists out all the external material and finishes this would appear acceptable in this location and would cohere with the proposed design. Upon consultation with the Conservation Officer the details submitted are acceptable. As such, it is considered, that details submitted pursuant to Condition 2 are satisfied.

Condition 3:

Pre-Commencement Condition: *No relevant works shall commence for the rear extension until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:*

a) Drawings to a scale not smaller than 1:5 fully describing:
i) new windows, and external doors.

These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:
- *roof ridge*
- *hips*
- *valleys*
- *eaves*
- *verges*
- *verges and bargeboards*
- *flat roof perimeters*

b) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The submitted details with regards to the detailing of condition 3 would appear acceptable. Upon consultation with the Conservation Officer the details submitted are acceptable. As such, it is considered, that details submitted pursuant to Condition 3 are 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/24/0231

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Roof plan	Roof Details - Conditions Release	23852/242 Revision A	12.09.2024
Plans	Door and Window Schedule	23852/250 Revision A	12.09.2024
Plans	Door and Window Detail	23852/251	12.09.2024
Supporting Docs	Cover Letter	NONE	12.09.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 14.11.2024

Authorising Officer sign/initial Tamara Dale Date: 14.11.2024