Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0311
Fernhaven, Grouse Road, Colgate, Horsham, West Sussex, RH13 6HT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/20/2352

RELEVANT PLANNING HISTORY:

DC/20/2352	Erection of an agricultural worker's dwelling.	Application Permitted on 26.01.2021
DISC/24/0290	Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/20/2352	Withdrawn Application on 08.01.2025

PLANNING ASSESSMENT

Planning Application DC/20/2352 was granted consent on 26.01.2021. This permission was for the following:

Erection of an agricultural worker's dwelling.

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 4:

'***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, roofs, windows and doors 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. The proposed materials and colours selected shall accord with the High Weald AONB Design Guide for New Housing Development and the High Weald Colour Study.*

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 within the setting of an AONB in accordance with Policy 30 and 33 of the Horsham District Planning Framework (2015).'

The submitted information includes details of the external materials which consisted of tanalised cladded walls, Marley modern roof tiles and uPVC windows and doors. The application included schedule of construction details, Highseal window specification, colour palette, good receipt and photos of constructed dwelling include roof tile sample photo. The chosen external materials and selected colours are considered to sufficiently accord with the High Weald AONB Design Guide for New Housing Development and the High Weald Colour Study and would be appropriate for this development in this location. The submitted details are therefore considered acceptable.

It is noted that the window details submitted as part of this submission differ in design and size to the openings approved under planning reference DC/20/2352. It is though likely that the extent of the changes would be non-material, and it would be open for the applicant to pursue the changes through this route, should they wish.

Condition 5:
'***Pre-commencement (Slab Level) Condition****: No development above ground floor slab level of the new dwelling hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage for the dwelling. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.*

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).
The requirements of the condition have been satisfied.'

The application is accompanied by water neutrality statement which demonstrates that the proposal would achieve less than 110 l/p/d water usage. Furthermore, the applicant provided an email from Horsham District Council Building Control Officer confirming that the dwelling would be required to comply with G2 of Approved Document G of the Building Regulations and evidence would be required during the process. Consequently, the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0311
(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
Supporting Statement	Email correspondence (condition 5)		15.05.2025
Supporting Docs	Windows Specifications		07.11.2024
Supporting Statement	Condition 4 Statement		07.11.2024
Photos	Front Door Photo		07.11.2024
Materials	Roof Tile		07.11.2024
Photos	House Front Photo		07.11.2024
Photos	House Rear Photo		07.11.2024
Supporting Docs	Colour Palette		07.11.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 04.06.2025