Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0211
Windways, Common Hill, West Chiltington, West Sussex, RH20 2NL

DESCRIPTION:

Approval of details reserved by conditions 3,5,11 and 12 to approved application DC/23/0364

RELEVANT PLANNING HISTORY:

DC/23/0364	Variation of Condition 1 of previously approved application reference DC/21/1130 (Erection of a two storey detached dwelling, detached double garage and creation of new access). Variation sought to allow for changes to chimney, window style, additional window, pedestrian access to garage, and incorrect setting of window on original plan.	Application Permitted on 24.04.2023

PLANNING ASSESSMENT

Planning Application DC/23/0364 was granted consent on 24.04.2023. This permission was for the following:

Variation of Condition 1 of previously approved application reference DC/21/1130 (Erection of a two storey detached dwelling, detached double garage and creation of new access). Variation sought to allow for changes to chimney, window style, additional window, pedestrian access to garage, and incorrect setting of window on original plan.

Consent is sought to discharge the details reserved by conditions 3, 5, 11 and 12.

Condition 3:

Pre-Occupation Condition*: Prior to the first occupation of the dwelling, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The submitted covering letter includes details relating to the proposed external lighting, with the submitted Proposed Site Plan: Hard & Soft Landscape & External Lighting reference 22521-102 also indicating the position of the lights. The Council's Ecological Consultant has noted the lighting scheme has been designed to prevent impact on bats as provided in the Covering Letter, and have thus raised no objection to the proposed arrangement. The submitted detail is therefore considered sufficient pursuant to condition 3.

Condition 5:

***Pre-Occupation Condition**: The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse and recycling has been made for the dwelling in accordance with drawings to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted hard and soft landscaping plan includes details of the proposed method of refuse storage- this comprises a timber enclosure suitable to accommodate 3x bins, including hard standing access. As such, the refuse store would accommodate the needs of the dwelling and would be readily and easily accessible. The submitted detail is therefore considered sufficient pursuant to condition 5.

Condition 11:

***Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, 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*
- *Details of all boundary treatments*
- *Details of all external lighting*

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 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 hard and soft landscaping plan includes details of planting and surface materials. Following consultation with the Council's Landscape Architect, no objection was raised to the proposed arrangement. The submitted detail is therefore considered sufficient pursuant to condition 11.

Condition 12:

Pre-Occupation Condition*: The use of the car parking spaces shall not commence until the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.*

Reason: In the interests of road safety, and in accordance with Policy 40 of the Horsham District Planning Framework.

The submitted hard and soft landscaping plan includes details of the parking on and access into the site. The plan illustrates sufficient parking including access to a double garage. Following consultation with WSCC Highways on the matter, no objection was raised with regards to the proposed arrangement. With this in mind, the submitted detail is considered sufficient pursuant to condition 12.

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/24/0211
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Hard and Soft Landscape and External Lighting	2251-102	16.08.2024
Supporting Document	Cover Letter	None	16.08.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 08.10.2024

Authorising Officer sign/initial TDALE Date: 09.10.2024