



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0007

The Maples , Spencers Place, Horsham, West Sussex, RH12 2EZ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 (demolition and construction details), 4 (foul and surface water disposal), 5 (materials and finishes) and 6 (Biodiversity Enhancement Strategy) to approved application DC/25/0158 (Demolition of existing bungalow/workshop. Erection of replacement two storey dwellinghouse).

RELEVANT PLANNING HISTORY:

DC/25/0158	Demolition of the existing chalet bungalow and workshop. Erection of replacement two storey dwellinghouse.	Application Permitted on 02.07.2025
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PLANNING ASSESSMENT

Planning Application DISC/26/0007 was granted consent on 02.07.2025. This permission was for the following:

Demolition of the existing chalet bungalow and workshop. Erection of replacement two storey dwellinghouse.

Consent is sought to discharge the details reserved by conditions Condition 3 (demolition and construction details), 4 (foul and surface water disposal), 5 (materials and finishes) and 6 (Biodiversity Enhancement Strategy).

Condition 3:

Pre-Commencement Condition: *The development hereby approved shall not commence until demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.*

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).*

WSCC Highways Officer has confirmed the submitted information satisfies the condition. As such the condition is recommended for discharge.

Condition 4:

Pre-Commencement Condition: *No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing*

by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Following the provision of a revised drainage strategy HDC's Drainage Officer has confirmed 'HDC Drainage determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38'

The requirements of the condition have been satisfied.

Condition 5:

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).

A materials schedule has been submitted as part of the application. This confirms the green roof will be a Bauder Intensive Green Roof. The walls to be constructed of facing bricks with a multi shade make up helping with the buildings detailing and the roof and fenestration to be aluminium black in colour.

These materials are considered suitable in reflecting the modern appearance of the proposed dwelling and appear of a suitable quality.

The requirements of the condition have been satisfied.

Condition 6:

Pre-Commencement Condition: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following: a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

Following the provision of additional information the Councils Ecology consultee has confirmed they are satisfied the information is acceptable and condition 6 can be discharged.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Drainage Officer has advised that in addition to planning permission, the applicant will need to obtain permission to connect to Southern Water, requested via a Section 106 application.

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

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/26/0007

(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	Drainage Strategy – Surface Water and Foul Sewage by EAS Ltd Revised March 2026		16.03.2026
Photos	Ecological Enhancement Photos		27.02.2026
Supporting Statement	Biodiversity Enhancement Strategy Date of Issue 17 December 2025		13.01.2026
Supporting Statement	Construction Management Plan by Folkes architects		13.01.2026
Supporting Statement	Material Schedule	24051 Dec 2025	13.01.2026
Site plan	Ground & First Floor Plan As Proposed	2.02 REV A	27.02.2026
Site plan	CMP Site Plan	5.01 rev a	13.01.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10/04/2026

Authorising Officer sign/initial Matthew Porter Date: 10-04-2026