Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0047
37 High Street, Steyning, West Sussex, BN44 3ZA

DESCRIPTION:
Approval of details reserved by condition 8 to approved application DC/23/1573

RELEVANT PLANNING HISTORY:

DC/23/1573	Variation of condition 1 of previously approved application reference DC/21/2524 (Conversion of building to 4no flats and ground floor commercial space, conversion of barn to form 1 2bed detached dwelling, with all associated external works, refuse storage and cycle storage) relating to amending floor plans in line with current building regulations.	Application Permitted on 07.05.2024

PLANNING ASSESSMENT

Planning Application DC/23/1573 was granted consent on 07.05.2024. This permission was for the following:

'Variation of conditions 1, 3, 4, 5, 6, 7, 8, and 10 to previously approved application DC/20/0622 (Conversion of building to 4no flats and ground floor commercial space (Class A1), conversion of barn to form a 2-bed detached dwelling, with all associated external works, refuse storage and cycle storage (Full Application)) to allow for amendments to the layout of the main building and rewording of all other conditions to allow development of the rear barn to be commenced independently to the main building, and vice versa, subject to the relevant information for the conditions to be submitted and approved.'

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Pre-Occupation Condition*: Prior to the first occupation of the Bank and Barn phases of 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:*

- *A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment*
- *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).

A Landscape plan has been submitted on the 25/03/2024 in support of the application. The Landscape plan has detailed the hard surfacing and soft landscaping works. No detail of external lighting or boundary treatments have been submitted and correspondence from the applicant confirms that no external lighting or site boundary details are proposed to change from the existing. The submitted detail is therefore sufficient pursuant to condition 8.

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/24/0047

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscape	1970 B	25.03.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 20/05/2024

Authorising Officer sign/initial RHERMITAGE Date: 20.05.2024