



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0008

Great Ventors Development Site, Coolhurst Close, Monks Gate, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7 and 10 to approved application DC/21/1798

RELEVANT PLANNING HISTORY:

DC/21/1798	Reserved matters application for the provision of detailed design of the scheme following approval of DC/18/1792 (Outline application for the erection of 5 residential dwellings and associated works). Relating to Appearance, Landscaping, Layout and Scale.	Application Permitted on 24.03.2023
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PLANNING ASSESSMENT

Planning Application DC21/1798 was granted consent on 24.03.2023. This permission was for the following:

Reserved matters application for the provision of detailed design of the scheme following approval of DC/18/1792 (Outline application for the erection of 5 residential dwellings and associated works). Relating to Appearance, Landscaping, Layout and Scale.

Consent is sought to discharge the details reserved by condition 7 and 10.

Condition 7:

Pre-Occupation Condition: Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for that dwelling, together with visitor parking for the development, have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Landscape Proposals Plan 1143-L01-REV F shows the provision of two car parking spaces for each dwelling and one visitor space and a turning area. This is in line with the site layout plans approved under DC/21/1798 and West Sussex Highways have raised no objection to this.

The requirements of the condition have been satisfied.

Condition 10:

Pre-Occupation Condition: Notwithstanding the details submitted, no part of the development hereby permitted shall be occupied until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations. The scheme shall consist only of down light type. The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

The applicants have provided an external lighting schedule (also approved under condition 6 under DISC/25/0282. This is in line with the 'proposed external lighting' plan approved under DC/21/1798. The houses will have a single porch light and rear elevation light; these are dark skies compliant.

The requirements of the condition have been 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/26/0008

(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
Plans	Landscape Proposals	1143-L-01	13.01.2026
Supporting Docs	External lights		13.01.2026
Supporting Docs	Covering Letter		13.01.2026

DELEGATED

Case Officer sign/initial Kate Turner Date: 27.01.2026

Authorising Officer sign/initial Adrian Smith Date: 27/01/2026