Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0046
Chalk Hills, Sopers Lane, Bramber, West Sussex, BN44 3PU

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/0615

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/0615 | Erection of a first-floor extension over existing garage and addition of ground floor bay windows and extension of first floor balcony to the rear | Application Permitted on 14.07.2023 |

PLANNING ASSESSMENT
Planning Application DC/23/0615 was granted consent on 14.07.2023. This permission was for the following:

***Erection of a first-floor extension over existing garage and addition of ground floor bay windows and extension of first floor balcony to the rear.***

Consent is sought to discharge the details reserved by condition 3: -

***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 works 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).*

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Planning Statement (received 22.03.2024)
- Elevation Plan North (received 22.03.2024)
- Elevation Plan South (received 22.03.2024)
- Elevation Plan East (received 22.03.2024)
- Elevation Plan West (received 22.03.2024)

In response to the above condition the applicant has provided a 'Planning Statement' detailing external materials, colours and including relevant manufacturers specifications. The submitted details and plans has been reviewed by the Case Officer, it has been noted that the submitted materials are acceptable and consistent to the approved plans relating to Ref: DC/23/0615:

- Timber Cladding – Ref: OF217-23 Thermo treated pine cladding
- Roof Coverings – VMZINC (anthracite) – a light weight durable material

- Windows – Double glazed aluminium – supplier NORRSKEN

The submitted material palette would appear acceptable in this location and would cohere with the proposed design. As such, it is considered, that details submitted pursuant to Condition 3 are acceptable.

Officers note that the elevations plan include a revised design, which currently being pursued under DC/24/0752. The submission seeks the approval of the materials *only*, and not any amendments to the scheme itself, which is being pursued in the correct manner under Section 73 of the Town and Country Planning Act. For the avoidance of doubt, the elevations included with this application have been omitted from the approved list of plans.

**Recommendation: Application Approved**

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.

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**Plans list for: DISC/24/0046**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | Planning Statement | | 22.03.2024 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 16.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.05.2024