



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0058

Cattlestone Farm, Harbolets Road, West Chiltington, West Sussex, RH20 2LG

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 5, 6, 7, 12 and 13 to approved application DC/23/2021

RELEVANT PLANNING HISTORY:

DC/23/2021	Demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling.	Application Permitted on 15.11.2024
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/23/2021 was granted consent on 15.11.2024. This permission was for the following:

Demolition of existing dwelling and associated outbuildings and erection of a two storey dwelling

Consent is sought to discharge the details reserved by conditions 5, 6, 7, 12 and 13.

Condition 5:

Pre-Commencement (New-Build) Condition: No new-build development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application is accompanied by landscape design plan, proposed site plan, garden landscaping plan, underground service detail plan, planning statement and applicant's Arboricultural email. Following consultation with the Council's Arboricultural Officer, the accompanying details are considered acceptable in principle in respect of the condition requirements of conditions 5 (utilities), in terms of designing out potential foreseeable direct impacts on trees. Therefore, the requirements of the condition 5 have been satisfied.

Condition 6:

Pre-Commencement (New-Build) Condition: No new-build development shall commence until 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:

- o Details of all existing trees and planting to be retained
- o Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- o Details of all hard surfacing materials and finishes
- o Details of all boundary treatments
- o 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 or retained 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 information includes landscape design plan, proposed site plan, garden landscaping plan, underground service detail plan, planning statement and applicant's Arboricultural email. Following consultation with the Council's Arboricultural Officer, the submitted details are considered acceptable in principle in respect of the condition requirements of 6 (landscaping), in terms of designing out potential foreseeable direct impacts on trees. The requirements of the condition 6 have been satisfied.

Condition 7:

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level 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).

The submitted information includes schedule of proposed external materials. These materials are consistent with the approach outlined as part of the planning permission, with the chosen materials considered suitable for the development and typical of the area, respecting the character of the locality. These comprise:

- Redland Cambrian slate roof
- Millboard cladding burnt cedar
- Reclaimed brickwork
- Forest pennant stonework
- Grey composite / upvc windows

The submitted details are considered acceptable.

Condition 12:

Pre-Occupation Condition: *The dwelling hereby permitted shall not be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.*

Reason: *To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015).*

The application is accompanied by access and car parking plan. The WSCC Highway Officer raised no objection to discharging condition 12. Therefore, the submitted details are considered acceptable and the requirements of the condition 12 have been satisfied.

Condition 13:

Pre-Occupation Condition: *No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: *To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

The application is accompanied by cycle storage information. The WSCC Highway Officer raised no objection to discharging condition 13. Therefore, the submitted details are considered acceptable and the requirements of the condition 13 have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/26/0058

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Cycle Storage		17.02.2026
Materials	Material information		17.02.2026
Plans	Landscape Design		17.02.2026
Supporting Docs	Lighting Information		17.02.2026
Supporting Statement			17.02.2026
Site plan	Proposed Site Plan	SP02 REV D	17.02.2026
Plans	Access & Car Parking Plans	SP03	17.02.2026
Supporting Docs	Cattlestone Farm Garden Landscaping Plan		17.02.2026
Plans	Underground Service Detail	USD1 B	17.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 08.04.2026

Authorising Officer sign/initial RHERMITAGE Date: 13.04.2026