Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Oddstones

Address Line 1

Spinney Lane

Address Line 2

Address Line 3

West Sussex

Town/city

West Chiltington

Postcode

RH20 2NX

Description of site location must be completed if postcode is not known:

Easting (x)

508646

Northing (y)

116328

Description

Applicant Details

Name/Company

Title

Ms

First name

Vivienne

Surname

Roberts

Company Name

Address

Address line 1

Oddstones

Address line 2

Spinney Lane

Address line 3

Town/City

West Chiltington

County

Country

United Kingdom

Postcode

RH20 2NX

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0 meters.
Oddstones Spinney Lane West Chiltington West Sussex

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended) TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015 On behalf of:
In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0.meters.Oddstones Spinney Lane West Chiltington West Sussex
to be carried out in accordance with Application No. DC/24/0878 submitted to the Council on 09/07/2024 and subject to compliance with the plans/documents and conditions specified.

Reference number

DC/24/0878

Date of decision (date must be pre-application submission)

18/09/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3. - Pre-commencement Condition:
The development hereby permitted shall not take place until full details of the building's foundations, including how the structure will be anchored to the floor, have been submitted to and approved by the Local Planning Authority in writing.
Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

As requested, I confirm below how the new Shed/Sunroom is to be anchored to the ground as a concrete base is not allowed as the creation of one may cause root disturbance of nearby trees.

We will now need to have a steel frame, as using timber below the building may possibly come into contact with some soil and may cause a long-term issue with the timber decaying. Therefore, to support the new shed/sunroom, a 90 x 90 box section steel frame will be used as a 'foundation' for the new building with a red oxide paint coating and that will be supported on 15 x No 1.50m ground screws on grid of 1.5m centres. In turn the steel frame will have tabs on top to support 90mm insulation, on top of the insulation will be a 18mm Weather and Boil Proof Plywood, and then finally a Damp Proof Membrane would be laid.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ◯ Yes
- ⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◯ The agent
- ⊘ The applicant
- ◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ⊘ Yes
- ◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

DC/24/0878

Date (must be pre-application submission)

01/10/2024

Details of the pre-application advice received

This was a quick call and followed by an email to me to confirm what I needed to submit by way of confirmation on how the new building is to be anchored / details of foundations, to allow for a Discharge Notice and how I was to submit this request.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Vivienne Roberts

Date

07/10/2024