Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0011
Land at 1 Quarry Way, Southwater, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 3, 4, 6, 8 and 9 to approved application DC/22/1538.

RELEVANT PLANNING HISTORY:

DC/22/1538	Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off road car parking space.	Application Permitted on 26.07.2024

PLANNING ASSESSMENT
Planning Application DC/22/1538 was granted consent on 26.07.2024. This permission was for the following:

Erection of 1no. 3-bed detached dwellinghouse with a single garage and additional off-road car parking space.

Consent is sought to discharge the details reserved by conditions 3, 4, 6, 8 and 9.

Condition 3:
Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission includes a site set-up plan which indicates the location of the un/loading area (on street) storage of materials (on the corner of the site) and welfare unit (adjacent to the northern boundary). The plan also detailed that dust suppression and wheel washing was not required as no vehicles will enter the site, and no demolition will take place. The applicant confirmed on 18.02.2025 that the welfare unit would be single storey in height, which would avoid any harmful impact to neighbouring amenity by way of overshadowing. It is considered that the approach set out is appropriate to the site and nature of the approved development, with the submitted detail sufficient pursuant to condition 3.

Condition 4:
Pre-Commencement Condition*: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.*

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission includes detailed plans and elevations with the finished floor levels with comparative datum point outside of the site. The proposed levels are some 0.5m lower than the existing neighbouring levels, which would suit the gradient of the land. The proposed levels thus would not appear at odds with the wider area. The submitted detail is therefore considered sufficient pursuant to condition 4.

Condition 6:
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 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 plans included details of the proposed material schedule, which comprises:

- Yellow multi-stock brickwork (walls)
- Brown pantile (roof)
- White uPVC (windows/doors)
- White painted steel (garage door)
- Feather edge timber (fencing)

The resultant appearance of the dwelling would thus match those present on the street which would not appear at odds with the prevailing character of the surrounding area. The submitted detail is therefore considered sufficient pursuant to condition 6.

Condition 8:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.*

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The submitted plan indicates that an EV charger would be provided to the front of the garage of the proposed dwelling. A detailed specification of the chosen EV charger was provided on 18.02.2025, which specifies a charging speed of 7.4kw/h. The EV charger would therefore provide for suitable charging for most domestic EVs. The submitted detail is therefore considered sufficient pursuant to condition 8.

Condition 9:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.*

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted site plan illustrates the boundary treatment would comprise of 1.8m high feather edge fencing surrounding the curtilage of the site. The boundary to the north of the site (adjacent to no. 1) would be retained. The resultant arrangement would closely match the existing boundary treatment adjacent to the site and together with the siting of buildings to the south of the site would ensure the boundary treatment did not appear incongruous. The submitted detail is therefore considered sufficient pursuant to condition 9.

Recommendation: Application Permitted

Plans list for: DISC/25/0011
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan	Existing	PD460-XX-ZZZ-DR-CP-01102	13.01.2025
Site plan	Proposed	PD460-XX-ZZZ-DR-CP-01103	13.01.2025
Site plan	Proposed Site Set Up	PD460-XX-ZZZ-DR-CP-01103	13.01.2025
Elevation plan		PD460-XX-ZZZ-DR-CP-01201	13.01.2025
Supporting Statement			13.01.2025
Supporting Documents	EVC Charger		18.02.2025

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 05.03.2025

Authorising Officer sign/initial Guy Everest Date: 10.03.2025