



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0074

Coombe Rise, 23 Maudlyn Parkway, Bramber, West Sussex, BN44 3PT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/2168

RELEVANT PLANNING HISTORY:

DC/25/2168	Demolition of existing front porch and erection of a single storey front extension. Installation of bay window projection at ground and first floor. Demolition of existing rear conservatory and rear single storey extension and erection of a single storey rear extension. Alterations to fenestration.	Application Permitted on 23.02.2026
------------	--	--

PLANNING ASSESSMENT

Planning Application DC/25/2168 was granted consent on 23.02.2026. This permission was for the following:

Demolition of existing front porch and erection of a single storey front extension. Installation of bay window projection at ground and first floor. Demolition of existing rear conservatory and rear single storey extension and erection of a single storey rear extension. Alterations to fenestration

Consent is sought to discharge the details reserved by conditions 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 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).*

A schedule of proposed materials, and materials elevations plan, has been submitted.

The proposed materials are consistent with the approach set out as part of the original planning permission, and are considered acceptable in respect of the host building and the wider surrounding area. The submitted details are therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0074

(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
Elevation plan	Proposed elevations	01-1225-07 C	02.03.2026
Materials	Proposed materials	02-0226-01	02.03.2026

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 20.04.2026