



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0033

48 Springfield Road, Horsham, West Sussex, RH12 2PD

DESCRIPTION:

Approval of details reserved by condition 1 to approved application DC/24/1584

RELEVANT PLANNING HISTORY:

DC/24/1584	Prior Notification for the Change of Use from Office (Use Class E) to 1x 1 bedroom and 1x 2 bedroom flats (Use Class C3).	Prior Approval Required and PERMITTED on 05.12.2024
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PLANNING ASSESSMENT

Planning Application DC/24/1584 was granted consent on 05.12.2024. This permission was for the following:

Prior Notification for the Change of Use from Office (Use Class E) to 1x 1 bedroom and 1x 2 bedroom flats (Use Class C3).

Consent is sought to discharge the details reserved by condition 1: -

Pre-Occupation condition: No part of the development hereby permitted shall be first occupied until a scheme of noise mitigation and mechanical ventilation, sufficient to prevent overheating and maintain thermal comfort, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax}. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall then be designed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020 with suitable measures to ensure the thermal comfort of occupiers and prevent overheating.

The development shall be carried out in accordance with the agreed details prior to the first occupation of any part of the permitted development and shall be retained as such thereafter.

Reason: To ensure that no unacceptable risks are caused to future occupiers amenity and to prevent harmful impacts on public health in accordance with the National Planning Policy Framework.

The applicant has submitted to supporting documents as part of the application including a Noise Mitigation and mechanical ventilation report and Heat recovery and ventilation document. The Environmental Health Team has been consulted and have raised no concerns in respect of the submission, which includes suitable details of mechanical ventilation to ensure an acceptable standard of accommodation. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0033

(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
Supporting Statement	Noise Mitigation and Mechanical Ventilation		29.01.2026
Supporting Statement	BSK ZEPHYR v2 Decentralized Ventilation with Heath Recovery		29.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 26th March 2026

Authorising Officer sign/initial Guy Everest Date: 26.03.2026