Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0272
Fieldfare, North Heath Close, Horsham, West Sussex, RH12 5PH

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 1 & 3 to approved application DC/20/0819

RELEVANT PLANNING HISTORY:

DC/20/0819	Erection of a two storey dwelling with associated off street parking and hard and soft landscaping.	Application Refused on 09.10.2020

PLANNING ASSESSMENT

Planning Application DC/20/0819 was granted consent at appeal on 14th July 2021. This permission was for the following:

Erection of a two storey dwelling with associated off street parking and hard and soft landscaping.

Consent is sought to discharge the details reserved by conditions 1 and 3.

Condition 1:

1 The development hereby permitted shall begin before the expiration of three years from the date of this permission.

The application is accompanied by a planning statement which states that the groundwork installation of rainwater pumping station for rainwater for grey water and the installation of foul drainage were completed following the completion of all pre-commencement conditions on the 12th July 2024.

This condition 1 is a regulartory condition requiring the development to be commenced within 3 years of the date of consent and is not worded in a way which requires the submission of details for agreement by the Local Planning Authority. Formal discharge of the condition is threfore not required.

Condition 3:

3 No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwelling herby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

The submitted planning statement that a county building control have been instructed to foresee the development and their appointment have notified to the Local Planning Authority. Also, the house builder and the county building control have confirmed that water usage would be designed to comply with Building regulation G2 at 110l per person per day.

The submission states that '*County building control have been retained for the development and have notified the LPA of their appointment. The householder and County building control have confirmed that water usage will be designed to comply with Building regulation G2 at 110lt per person per day'.* However, no such formal recognition of the dwelling attaining the G2 optional standard (such as an as-built Part G calculator) has been submitted in support of this statement. Such information is critical in enabling the Local Planning Authority to determine that the standard has been met. Therefore, the requirements of condition 3 have not been satisfied, consequently the Local Planning Authority are unable to discharge this condition.

Recommendation: Application Refused

Reasons for Refusal:

1. Condition 1 of planning permission DC/20/0819 requires the development to be commenced within 3 years of the date of consent and is not worded in a way which requires the submission of details for agreement by the Local Planning Authority. Formal discharge of the condition is threfore not required.

2. Insufficient information has been submitted to demonstrate that the dwelling has been constructed in accodance with the G2 Optional Standard for water useage of 110 litres per person per day.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/24/0272
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Supporting document - condtion discharge 1 & 3		30.10.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 12.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 20.12.2024