PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/23/2242
Demolition of garages and construction of 9.no dwellings including associated landscaping and amenity space provision.

Car Park, Dukes Square, Horsham, West Sussex

RESOLVED:

At its meeting on 7th October 2025, Planning Committee were verbally updated by Officers on matters pertaining to this application since publication of the committee papers, namely:

- Updated suite of plans received 2nd October 2025 showing the access passage to the north of block C blocked off apart from maintenance.
- Commitment from the applicant to upgrade of 2 no. existing parking spaces within Dukes Square to disabled spaces, prior to occupation of the relevant M4(3) unit and to be secured via amendment to condition 15.
- Written confirmation received 6th October from Denne Neighbourhood Council of withdrawal its objection to the application.

Planning Committee resolved to approve the application, in accordance with the Officer recommendation and subject to:

- amendment to condition 15 to secure upgrade of 2 no. parking spaces to disabled within Dukes Square car park and
- imposing of additional condition for additional fire hydrant provision within Dukes Square car park.

Planning considerations arising post-Committee resolution:

i) Amended Condition 15

Pre-Occupation Condition: No dwelling hereby permitted shall be first occupied until details of the parking permit allocation to the future occupiers of the relevant dwelling has been submitted to and approved in writing by the Local Planning Authority and prior to occupation of the relevant M4(3) dwellings 2 no. existing parking spaces within the Dukes Square car park shall have been upgraded to disabled parking spaces in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision for car parking within the Duke Square car park is made available for future occupiers of the development, including specific needs for those with disabilities, in accordance with Policies 41 and 42 of the Horsham District Planning Framework (2015) and HB4 and HB12 of Horsham Blueprint Business Neighbourhood Plan (2022)

ii) Imposing Additional fire hydrant condition

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of the proposed location of fire hydrant(s) have been submitted to and approved in writing by the Local Planning Authority. The approved fire hydrant(s) shall be installed and ready for use prior to the first use of the development hereby permitted and shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015) and HB4 of Horsham Blueprint Business Neighbourhood Plan (2022)

iii) Condition list subject to minor edits to reflect the above Committee Resolution.

Case Officer: Matthew Porter	**Date:** 08-10-2025
Authorising Officer: Adrian Smith	**Date:** 09/10/2025