Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0043
Yew Tree House , 2 School Hill, Warnham, West Sussex, RH12 3QN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 on previously approved application DC/21/2833

RELEVANT PLANNING HISTORY:

DC/21/2833	Demolition of existing outhouse and garage and erection of a single storey detached annexe, garage / car port and associated landscaping. Replacement of existing rear extension with a single storey rear extension (Householder Application).	Application Permitted on 25.11.2022

PLANNING ASSESSMENT

Planning Application DC/21/2833 was granted consent on 25.11.2022. This permission was for the following:

Demolition of existing outhouse and garage and erection of a single storey detached annexe, garage / car port and associated landscaping. Replacement of existing rear extension with a single storey rear extension (Householder Application).

Consent is sought to discharge the details reserved by condition 5.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No works above ground floor slab level shall commence in respect of the outbuilding until a schedule of materials and finishes and colours to be used for external walls, windows and roofs (of the outbuilding) has been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The submission included annotated elevations illustrating the proposed materials. The building would comprise an oak frame, sage green painted fenestration, black UPV rainwater goods, heritage red tiles, and cream painted weatherboarding. The resultant appearance of which would appear in keeping with the character of the site and wider surrounding area. The submitted detail is therefore considered sufficient pursuant condition 5.

Recommendation: Application Permitted

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/24/0043
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan		2312SC_R0_000	21.03.2024

DELEGATED

Case Officer sign/initial ..... Date: .....

Authorising Officer sign/initial RHERMITAGE Date: 29.05.2024