Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0004

Land at Sumners Ponds Chapel Road Barns Green West Sussex

DESCRIPTION:
Application for Approval of Details Reserved by Condition 15 to approved application DC/21/2697

RELEVANT PLANNING HISTORY:

DC/21/2697	Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.	Application Permitted on 06.10.2023.

PLANNING ASSESSMENT
Planning Application DC/21/2697 was granted consent on 06.10.2023. This permission was for the following:

'Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.'

Consent is sought to discharge the details reserved by condition 15.

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of any phase 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) within that phase 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).

Following written confirmation that the proposed tile hanging, and roof tile have been revised, all materials as set out in the submitted Materials Schedule Rev D (dated 20/02/2024) are considered to be acceptable. The Councils Conservation and Design Officer has been consulted and has confirmed that the materials schedule is acceptable, subject to use of a machine made double camber clay tile, confirmation has been given verbally that the use of Sandtoft Wienerberger Humber Plain Tile – Colour 'Flanders' in respect of the roof tile and vertical tile hanging is considered acceptable.

Main Facing Brick: Wienerberger Chartham Multi Stock (elevations and Garages to match)
Plots which with cladding have this brick from subs to start of boarding.

Carports Cladding: Hardie Plank: Black (Plots: 1, 3, 4, 15-20, 31-32).
Render: K-Rend. Colour – Ivory (Plots: 2, 8 (including garage), 11 (including garage).

Vertical Tile Hanging: Sandtoft Wienerberger Humber Plain Tile - Colour: - Flanders (Plots: 5, 6, 7, 12, 21-24 and 29-30).

Plain Roof Tile: Sandtoft Wienerberger Humber Plain Tile – Colour Flanders
(Plots: 5 & 6, 7, 9, 10, 12, 13 & 14, 21-24, 25-28 and 29-30).

Detached Carport/ Garages: - Plots 4, 7 and all of 21-32. Attached carports/ garages to match main house roof.

Slate Roof Tile: Cembrit (or similar approved) (Plots: 1, 2, 3, 4, 8, 11, 15-20 and 31-32)

Detached Carport/ Garages: - 5 & 6 and 15-20. Attached carports/ garages to match main house roof.

Windows: White UPVC - All Plots

Front Door
Single glazed panel type. Colour Heritage Green – (Plots: 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 30, 31, 32)

Front Door
Single glazed panel type. Colour White – (Plots 3, 4, 15-20).

Patios: Marshalls Saxon 450 x 450mm paving slab in colour Buff (refer to hard landscaping plan).

(Details of materials in respect of hard landscaping areas are covered under DISC/24/0005 (Hard and Soft Landscaping) which is currently under consideration and is yet to be determined.

The requirements of the condition have been satisfied.

Water Neutrality

On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

The original permission under DC/21/2697 included a water neutrality strategy and was considered water neutral. As such, the Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this conditions application for water neutrality purposes.

Recommendation: Application Permitted

Conditions:

NOTE TO APPLICANT

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/24/0004
(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 Docs	Materials Schedule Rev D		20.02.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 19/02/2024

Authorising Officer sign/initial J Hawkes Date: 21.02.2024