Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0080
Blakers Yard, Worthing Road, Dial Post, Horsham, West Sussex, RH13 8NH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/20/2358

RELEVANT PLANNING HISTORY:

DC/20/2358	Reserved matters application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.	Application Permitted on 26.03.2021

PLANNING ASSESSMENT
Planning Application DC/20/2358 was granted consent on 26/03/2021. This permission was for the following:
Reserved matters application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking following approval of outline application DC/17/1000 relating to layout, scale, appearance and landscaping.

Consent is sought to discharge the details reserved by condition 3

Condition 3:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted within Site B, shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors and roofs of the approved building(s) 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).

The submitted materials include (plot-by-plot breakdown listed on submitted details):
- Walls: a mix of Warnham Red (soldier courses) and Byeland Mixture, Old Rydale and Monochouche Silver Pearl (render), Redland Antique Plain (hanging tiles)
- Roofs: Slate
- uPVC Windows, Soffits, Garage doors: Anthracite colour (RAL 7016)
- Composite Front Doors: Black (RAL 9004)

The proposed materials are considered suited to the wider character of Dial Post, noting the use of natural slate roofs along Worthing Road, interspersed with red clay roof tiles. The mixture of bricks, tile hanging and pale render would also pick up on the established character of the settlement. Whilst the bricks may not be as red as those in the wider settlement, offering a slightly more mottled appearance, the development is suitably self-contained within the site and would retain the overall colour and material palette.

The proposed materials accord with the Partridge Green and Dial Post Design Statement (2001).

The requirements of the condition have been satisfied.

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/24/0080
(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
Plans	Drawings with Materials		17.04.2024
Materials	Materials Schedule		17.04.2024
Supporting Docs	Covering Letter		17.04.2024
Supporting Docs	Drawings & Document List (Condition Submission)		17.04.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 28.06.2024

Authorising Officer sign/initial Adrian Smith Date: 28/06/2024