Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0102
Littlebrook , Horsham Road, Cowfold, West Sussex, RH13 8AH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2040

RELEVANT PLANNING HISTORY:

DC/23/2040	Installation of 2 Solar PV Panel arrays adjacent to the residential dwelling, including the provision of surrounding fencing and a self-closing pedestrian gate.	Application Permitted on 29.01.2024

PLANNING ASSESSMENT
Planning Application DC/23/2040 was granted consent on 29.01.2024. This permission was for the following:

Installation of 2 Solar PV Panel arrays adjacent to the residential dwelling, including the provision of surrounding fencing and a self-closing pedestrian gate.

Consent is sought to discharge the details reserved by condition 3:-

*'**Pre-Installation (Solar Panels) Condition**: Prior to the solar panels hereby permitted being affixed to the supporting racking system, details of all soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include details of all proposed planting, specifying species, planting size, densities and plant numbers and pit details.*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following installation of the solar panels. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

The applicant has submitted a Landscaping plan with details of the hedging species, density and location. The details are consistent with the approach set out as part of the original planning permission and are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0102
(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
Photos	Hornbeam Image		09.05.2024
Supporting Statement	Planning Statement		09.05.2024
Proposed Layout Plan	Proposed plan	024_110	04.07.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 04.07.2024

Authorising Officer sign/initial Guy Everest Date: 04.07.2024