PLANNING RESOLUTION

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The Leatherhead Institute, 67 High Street, Leatherhead, Surrey, KT22 8AH

Director of Planning, Economic Development & Property
Horsham District Council
Chart Way
Horsham
Sussex
RH12 1RL

20th February 2024

Dear Sir/Madam

Town & Country Planning Act 1990
50 Goring Road, Steyning, West Sussex, BN44 3GF

Planning Resolution Ltd submit details to discharge planning conditions attached to planning permission DC/18/1661, approved 5th October 2018 for '*Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.) To allow for minor design* changes. *External south-west wall and windows amended'* at 50 Goring Road Steyning West Sussex, BN44 3GF.

Regulatory Condition 3 has been approved under Ref. No. DISC/18/0128 on 14th June 2018, and Regulatory Conditions 4 and 5, have been approved under Ref. No. DISC/18/0204 on 17th August 2018.

The application seeks approval of details required pursuant to the following Pre-Occupation conditions:

Condition 6

Pre-Occupation Condition: Prior to the first occupation (or use) of any parts of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become 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 for of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 10

Pre-Occupation Condition: Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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Submitted Documents

- Condition 6 – Landscape Proposals DWG No. MPN/GRS
- Condition 10 – Boundary Treatment DWG No. AE275

The requisite application fee payment has been made via the Planning Portal.

We look forward to confirmation of validation and the subsequent discharge of the conditions in due course. However, please do not hesitate to call me should you require any further clarification or information.

Yours faithfully

David Williams
Director
Planning Resolution Ltd