Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0082
Oakfield, Cox Green, Rudgwick, West Sussex, RH12 3DD

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/23/0340

RELEVANT PLANNING HISTORY:

DC/23/0340	Variation of Condition 3 of previously approved application DC/21/2211 (Demolition of existing dwelling and garage and erection of a replacement detached dwelling with new vehicular access, attached garage and associated car parking. to allow for amendment to the wording of the condition relating to the Bat Licence from pre-commencement to predemolition.	Application Permitted on 21.04.2023

PLANNING ASSESSMENT

Planning Application DC/23/0340 was granted consent on 21.04.2023. This permission was for the following:

Variation of Condition 3 of previously approved application DC/21/2211 (Demolition of existing dwelling and garage and erection of a replacement detached dwelling with new vehicular access, attached garage and associated car parking. to allow for amendment to the wording of the condition relating to the Bat Licence from pre-commencement to predemolition

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level 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 that part of the approved development has been submitted to and approved by the Local Planning Authority in writing. 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 submission included annotated elevations detailing the proposed materials. The resultant appearance of which is considered in-keeping with the character of the site and prevailing area. The submitted detail is therefore considered sufficient pursuant to condition 4.

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/24/0082

Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Elevation plan	Proposed Elevations (with materials)	P450_01	23.04.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 14.06.2024