Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0313
Land at The Rear of 80 High Street, Steyning, West Sussex, BN44 3RD

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/21/1705

RELEVANT PLANNING HISTORY:

DC/21/1705	Demolition of modern detached garage and erection of a chalet style dwelling.	Application Permitted on 03.05.2023

PLANNING ASSESSMENT

Planning Application DC/21/1705 was granted consent on 03.05.2023. This permission was for the following:

Demolition of modern detached garage and erection of a chalet style dwelling

Consent is sought to discharge the details reserved by conditions 4 and 5.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (Freeman Beesley - Revision B, Dated: 03/02/2023) have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The Applicant has submitted a detailed Layout plan showing the proposed rainwater/greywater harvesting system, water efficiency measures and with supporting detailed documents.

The Surface Water Drainage Soakaway and Rainwater Harvesting Tank Size Calculations show that only a 21-day drought period has been accommodated within the calculations. The Council expect that capacity is made for at least 35-day drought storage. It is not therefore possible to confirm whether the tank size as indicated is acceptable. The details submitted are not therefore considered sufficient to discharge the condition. In addition, no details regarding the other water saving efficiencies have been provided.

For these reasons, the details are not considered satisfactory and the condition cannot be discharged.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:*

a) Drawings to a scale not smaller than 1:5 fully describing roof details, including sections through:

- roof ridge
- hips
- valleys
- eaves including dentil course
- flat roof perimeters

b) Samples or specifications of external materials and surface finishes.

c) A sample panel of brickwork / stonework, not less than 0.8 sq m, constructed on site.

Before any further brickwork / stonework is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork / stonework must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The Conservation Officer has been consulted and it is considered that the requirements of the condition 5 a) and b) have been satisfied. A sample wall panel of brickwork / stonework to be constructed on site for inspection has yet to have been constructed for inspection by the conservation officer in order to discharge condition 5 c).

Recommendation: Split Decision

Condition APPROVED

1 Sufficient details with respect to roof details and materials under condition 4 (a) and (b) have been provided and the details are acceptable in this regard.

Condition REFUSED

1 Insufficient drought storage has been applied to the rainwater harvesting scheme and insufficient information has therefore been provided in this regard. In addition, no details of the other water efficiencies have been provided. The details are therefore considered unsatisfactory to discharge condition 4 of planning approval reference DC/21/1705.

2 Insufficient information has been provided with respect of the sample panel to discharge condition 5(c) of planning approval reference DC/21/1705.

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/24/0313
(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	Sandtoft Clay Plain Tile - Cheshire Mix		19.12.2024
Materials	Proposed Elevation Materials	2019.13	19.12.2024
Roof plan	Proposed Roof Details	2019.12	19.12.2024
Plans	Proposed External Wall Details	2019.11	19.12.2024

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Supporting Docs	Surface Water Drainage Soakaway and Rainwater Harvesting Tank Size Calculations		19.12.2024
Plans	Drainage Details	62217/11 A	19.12.2024
Layout plan	Drainage Layout	62217/10 D	19.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 05.02.2025

Authorising Officer sign/initial Tamara Dale Date: 18.02.2025