Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0277
1 Downs View Terrace, Staples Barn Lane, Henfield, West Sussex, BN5 9QD

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/1937

RELEVANT PLANNING HISTORY:

DC/23/1937	Demolition of garage and outbuildings and construction of a one-bedroom single storey dwellinghouse.	Application Permitted on 16.04.2024.

PLANNING ASSESSMENT

Planning Application DC/23/1937 was granted consent on 16.04.2024. This permission was for the following:

Demolition of garage and outbuildings and construction of a one-bedroom single storey dwellinghouse.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Commencement Condition*: No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.*

Reason: To avoid undue congestion of the site and consequent obstruction to access.

A Construction Management Plan has been submitted with this application. This outlines that ground mats will be used within the site for parking and delivery areas and all vehicle drivers will park on these to prevent the requirements for a wheel wash. Pedestrian routes will be established on site to provide safe access to work areas and working hours will commence from 08:00 hrs until 16:30 hrs. The construction plan includes the site set up plans and health and safety procedures. It is noted that the matters raised in the previous application by the WSCC PROW team should also be adhered to during construction.

WSCC Highways have been consulted and are satisfied with the details.

For these reasons, the requirements of the condition have been satisfied and it can be discharged.

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 harvesting system required by the approved water neutrality statement (C2932 P4 received 23.02.2024) 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 and species).

Details of the rainwater harvesting system to be used and the miniflo dual flush toilet cisterns and flow regulators for the existing fittings have been submitted as part of this application. However, the details with respect the flow regulators have not been specified, and it cannot be confirmed that the flow regulators would limit the flow rate to that specified in the approved Water Neutrality Statement. Insufficient information has therefore been provided to discharge this condition.

Recommendation: Split Decision

Condition 3 APPROVED

Condition 4 REFUSED

1 Insufficient information has been received regarding the water efficiency measures proposed and it cannot be confirmed therefore be confirmed that the measures would accord with the details specified in the approved Water Neutrality Statement.

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/24/0277

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Construction Phase Plan Draft 001 by Green Coe Ltd dated 16.10.2024	CPP-DFT-DVT-001	04.11.2024

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

Plan Type	Description	Drawing Number	Received Date
Plans	Telescopic dome shaft Mini for pedestrian loading	371010	04.11.2024
Supporting Docs	Miniflo concealed dual flush cistern, oyster plate technical data sheet		04.11.2024
Supporting Docs	WATER SAVING FLOW REGULATORS		04.11.2024

Plans	Platin Garden Supply System	Garden_Supply_System P0	04.11.2024
Plans	GRAF PLATIN 1,500L TANK	STANDARD DETAIL_PLATIN_1,500L P0	04.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 16.12.2024

Authorising Officer sign/initial Tamara Dale Date: 28.01.2025