Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0127
Lintot Square, Coop , Fairbank Road, Southwater, West Sussex, RH13 9LA

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/0799.

RELEVANT PLANNING HISTORY:

DC/24/0799	Installation of replacement mechanical plant in the rear yard area, including absorptive panel cladding and protection rail around the proposed a/c units.	Application Permitted on 30.07.2024

PLANNING ASSESSMENT

Previous application DC/24/0799 was granted consent on 30/07/2024. This permission was for:

Installation of replacement mechanical plant in the rear yard area, including absorptive panel cladding and protection rail around the proposed a/c units.

Consent is sought to discharge the details reserved by condition(s): 3.

Condition 3:

3 ***Post-Operation Condition:*** *Within 3 months of the first use of the plant hereby permitted, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that plant noise levels for daytime operation do not exceed levels of 36dB for daytime noise and 36dB for night-time noise. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional measures required to mitigate noise shall be detailed and implemented, as necessary. The details as approved shall thereafter be permanently retained.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the neighbours of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Details have been submitted in relation to the above condition, in the form of a noise impact assessment. The noise impact assessment details the noise of the plant during day and night time operation. Environmental Health assessed the assessment and were satisfied the condition could be discharged. It is considered the proposal meets the requirements of the condition and it is recommended that condition 3 be discharged.

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/25/0127

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Plant Noise Survey	NONE	10.04.2025

DELEGATED

Case Officer sign/initial JBurrowes Date: 30/05/2025

Authorising Officer sign/initial RHERMITAGE Date: 04.07.2025