



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0065

Hatches House, East Street, West Chiltington, West Sussex, RH20 2JY

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5, 6, 7, 8 and 13 to approved application DC/24/1629

RELEVANT PLANNING HISTORY:

DC/24/1629	Variation of Condition 1 of previously approved application DC/22/1145 (Conversion of outbuildings to separate two storey dwelling) To alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.	Application Permitted on 25.07.2025
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PLANNING ASSESSMENT

Planning Application DC/24/1629 was granted consent on 25.07.2025. This permission was for the following:

Variation of Condition 1 of previously approved application DC/22/1145 (Conversion of outbuildings to separate two storey dwelling) To alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.

Consent is sought to discharge the details reserved by conditions 5, 6, 7, 8 and 13:

Condition 5:

Pre-Occupation Condition: Prior to the first occupation of each dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

The condition is a regulatory condition and does not require LPA approval. No action to be taken

Condition 6:

Pre-Occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size and density*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*
- *Details of all external lighting*

The approved landscaping 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. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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 form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted photographic evidence of the development installed, along with a Location Plan & Site Plan (0100 P06) clearly detailing the level of soft and hard landscaping, and planting schedule. The requirements of the condition have been satisfied.

Condition 7:

Pre-Occupation Condition: *No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015)

The applicant has submitted photographic evidence of the refuse and recycling units installed, along with the Location Plan & Site Plan (0100 P06). The requirements of the condition have been satisfied.

Condition 8:

Pre-Occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development 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 approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015)

The applicant has submitted a photo image of a bike store installed. The Location Plan & Site Plan (0100 P06) provides detail of the location

The requirements of the condition have been satisfied.

Condition 13:

Pre-Occupation Condition: *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Assessment and Neutrality Review and Report received 26/03/2025). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

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), Paragraph 193 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 provided photographs showing the approved water neutrality strategy has been implemented (water storage). Specification of fittings and appliances installed have also been submitted. As Built Part G water calculations also submitted.

The requirements of the condition have been satisfied.

Recommendation – Application Permitted

Plans list for: DISC/26/0065

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	As-Constructed Water Calculator Output (Part G)		24.02.2026
Supporting Docs	Water Fittings & Efficiency En-Suite Bathroom		24.02.2026
Supporting Docs	Water Fittings & Efficiency Kitchen		24.02.2026
Supporting Docs	Water Fittings & Efficiency - Single Storey Bathroom		24.02.2026
Supporting Docs	Water Fittings & Efficiency - Upstairs Bathroom		24.02.2026
Supporting Docs	Water Fittings & Efficiency - Utility Room		24.02.2026
Location & Site Plan		0100 P06	24.04.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 23/04/2026

Authorising Officer sign/initial Date: 27.04.2026