Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0237
Pentland, New Hall Lane, Small Dole, Henfield, West Sussex, BN5 9YH

DESCRIPTION:
Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/21/1523

RELEVANT PLANNING HISTORY:

DC/21/1523	Erection of a detached two-storey dwellinghouse.	Application Permitted on 10.01.2023

PLANNING ASSESSMENT
Planning Application DC/21/1523 was granted consent on 10.01.2023. This permission was for the following:

Erection of a detached two-storey dwellinghouse

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition: *No development shall take place until details of the construction site access and parking for construction vehicles has been submitted to and approved in writing by the local planning authority. The details shall include the provision for an appropriate level of parking having regard to the nature of the site, together with suitable provision for the loading and unloading of vehicles and the storage of materials and equipment associated with the building works. The approved facilities shall be retained and available for use throughout the period of work required to implement the development hereby permitted unless alternative details are agreed in writing by the local planning authority.*

Reason: In the interests of road safety and the amenity of nearby occupiers/users in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Upon consultation with West Sussex Highway Authority, confirmation was given regarding the proposed access from New Hall Lane, on-site contractor parking and material storage has been demonstrated on the submitted Site Set-Up Plan and is considered acceptable.

Consent is sought to discharge the details reserved by condition 4: -

Pre-Commencement Condition: *No development shall commence until a scheme for vehicle wheel-cleaning facilities have been installed in accordance with details to be submitted and approved by the Local Planning Authority in writing and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.*

Reason: As this matter is fundamental in the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Contractor parking and material storage plan (received 23.11.2023)
- Additional correspondence from the agent to WSHA (received 05.03.2024)

The above information is considered to be acceptable. The details submitted in relation to condition 4 are satisfied and as such is considered acceptable.

Consent is sought to discharge the details reserved by condition 5: -

Pre-Commencement Condition: *No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Drainage Strategy Updated (received 29.02.2024)
- Drainage Annotated Plan (23.11.2023)

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the requirements of the Building Regulations and of Southern Water, the submitted details are proportionate and acceptable. The presence of other non-planning requirements would thus ensure that the development is correctly drained, and it is not necessary to duplicate as part of this approval of details application.

Consent is sought to discharge the details reserved by condition 6: -

Pre-Commencement Condition: *No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The above information is considered to be acceptable to the Council's Ecologist who advises that they are satisfied that the submitted information includes the detail required by Condition 6 as shown:

- Biodiversity Enhancement Strategy (01.03.2024).
- Bird Boxes (01.03.2024)
- Bat Boxes (01.03.2024)

The details submitted in relation to condition 6 are satisfied and as such is considered acceptable.

Consent is sought to discharge the details reserved by condition 7: -

Pre-commencement (Slab Level) Condition: *No development above ground floor slab level of any part 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 the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and 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 details in relation to the above condition, submitted in the form of the following documents and evidence:

- Materials Detail (received 23.11.2023)
- Photo of brick sample (received 06.11.2023)

The above information is considered to be acceptable to the Council. The details submitted in relation to condition 4 are satisfied and as such is considered acceptable.

Consent is sought to discharge the details reserved by condition 8: -

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 (Water Neutrality Statement 3 received 03.10.2022) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity.*

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 details in relation to the above condition, submitted in the form of the following documents and evidence:

- Rainwater Harvesting Details (received 06.11.2023)
- Rainwater Harvesting System Technical Details (received 23.11.2023)

Details of the rainwater harvesting system has been submitted and detailed within the details received on the 06.11.2023 and 23.11.2023. The Environmental Health team have queried whether the rainwater would be treated to DWI standards given it will be used for washing machines.

No detail has been submitted in respect of the water efficiency measures required by the water neutrality strategy. As such, it is not considered that the details submitted pursuant to Condition 8 are acceptable.

Recommendation: Split decision

Approve the details pursuant to conditions 3, 4, 5, 6 and 7.

Refuse the details pursuant to condition 8.

NOTE TO APPLICANT

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/23/0237
(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	Materials detail	NONE	23.11.2023
Supporting Docs	Bird boxes	NONE	01.03.2024
Supporting Docs	Biodiversity enhancement strategy	NONE	01.03.2024
Supporting Docs	Bat box	NONE	01.03.2024
Supporting Docs	Drainage strategy updated	NONE	08.04.2024
Layout plan	Drainage annotated plan	NONE	23.11.2023
Plans	Contractor parking and material storage	NONE	23.11.2023
Photos	Brick sample	NONE	06.11.2023

DELEGATED

Case Officer sign/initial Shazia Penne Date: 16.09.2024

Authorising Officer sign/initial Adrian Smith Date: 16/09/2024