Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0110
11 East Street, Rusper, Horsham, West Sussex, RH12 4RB

DESCRIPTION:
Approval of details reserved by conditions 5 and 6 to approved application DC/19/1690

RELEVANT PLANNING HISTORY:

DC/19/1690	Erection of a detached two storey dwelling with associated parking.	Application Permitted on 12.12.2019.
DISC/22/0287	Approval of details reserved by conditions 3 and 4 to approved application DC/19/1690	Application Permitted on 24.11.2022

PLANNING ASSESSMENT

Planning Application DC/19/1690 was granted consent on 12.12.2019. This permission was for the following:

Erection of a detached two storey dwelling with associated parking.

Consent is sought to discharge the details reserved by conditions 5 and 6.

Condition 5:

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, doors and roofs of the approved building, including the retaining wall to the parking area, 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 and 34 of the Horsham District Planning Framework (2015).

The application seeks to discharge condition 5. The supporting documents provided in the form of a materials schedule, provides details of the proposed materials. These include; white PVCu windows, Marley plain tiles in natural red for the roof, Howdens doors with glazed panels, timber sleepers for the retaining wall and Bexhill Reds hanging tiles for the walls. The submitted details are considered acceptable to meet the above requirements and are considered acceptable. The requirements of the condition have therefore been satisfied.

Condition 6:

Pre-commencement (Slab Level) Condition*: No development above ground floor slab level of the new dwelling hereby permitted shall take place until confirmation has been submitted, in writing, to the*

Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage for the dwelling. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

The application seeks to discharge condition 6. The submitted details include a Part G compliance report which evidences that a water consumption of 109.3 litres per person per day is achievable within the dwelling. The water consumption would therefore fall below the 110 l/p/d threshold and therefore the requirements of the conditions have been satisfied. A note from Building Control was also provided, acknowledging the 110 litres per person per day requirement and confirming their acceptance of this. The requirements of the condition have been satisfied.

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/25/0110
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials			01.04.2025
Supporting Docs	Part G Compliance Report		01.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 21.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 27.05.2025