



Mrs Glenn Cross  
26 Amberley Road  
Horsham  
West Sussex  
RH12 4LN

Our ref: DISC/25/0351  
Your ref:  
Email: [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)  
Direct Line: 01403 215429  
If Calling Please ask for: Bethan Tinning  
Date: 9th March 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure England)  
Order 2015**

**Approval of details reserved by conditions 3 and 5 to approved application DC/24/1893  
26A Amberley Road Horsham West Sussex RH12 4LN**

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement (New-Build) Condition:** No new-build 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).

**Date of approval - 9th March 2026**

5. **Pre-Commencement (Slab Level) Condition:** No new-build development above ground floor slab level 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 has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details.

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).

**Date of approval - 9th March 2026**

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

| Plan Type              | Description                       | Drawing Number | Received Date |
|------------------------|-----------------------------------|----------------|---------------|
| Plans                  | Ground and First Floor Services   | A104           | 03.11.2025    |
| Section plan           |                                   | A102           | 03.11.2025    |
| Plans                  | Substructure and Drainage         | A103           | 03.11.2025    |
| Plans                  | Proposed Reinforcement Plans      | S340_ST-400    | 03.11.2025    |
| Plans                  | Proposed Structural Plans         | S340_ST-200    | 03.11.2025    |
| Details plan           | Foundation Ground and First Floor |                | 03.11.2025    |
| Details plan           | Drawing Issue Sheet               |                | 03.11.2025    |
| Elevation & Floor plan |                                   | A101           | 03.11.2025    |
| Section plan           | Proposed                          | S340_ST-300    | 03.11.2025    |
| Section plan           | Proposed                          | S340_ST-600    | 03.11.2025    |
| Details plan           | Structural Details Sheet 1        | S340_ST-500    | 03.11.2025    |
| Details plan           | Structural Details Sheet 2        | S340_ST-501    | 03.11.2025    |

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes  
Head of Development and Building Control