Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0095
81 Oakhill Road, Horsham, West Sussex, RH13 5LH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/1046

RELEVANT PLANNING HISTORY:

DC/23/1046	Erection of a two storey side and rear extension.	Application Permitted on 17.07.2023

PLANNING ASSESSMENT

Planning Application DC/23/1046 was granted consent on 17.07.2023. This permission was for the following:

'Erection of a two storey side and rear extension'.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

'*Pre-Commencement (Slab Level) Condition:* *Notwithstanding the details submitted, 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 submitted application for detailed the proposed materials schedule, which comprises:

- Bricks - FLB Dark (to match existing and rest of block)
- Windows - White & anthracite UPVC
- Cladding - Light Pak Teak composite (to match neighbour)
- Gutters - Black half round plastic gutters
- Fascia & Soffits - White plastic fascia & soffit.
- Roof tiles - Redland rosemary clay plain tile

The resultant appearance of the building would be in-keeping with the overall character of the dwelling and wider surrounding area. The submitted details are therefore considered sufficient pursuant to condition 3.

Officers note that the rear elevation includes minor alterations to the fenestration as approved, including the insertion of an additional glazed panel to the French doors, and a new rear door. Amendments to approved plans cannot be made under the discharge of conditions process, but rather via Section 73 or 96a of the TCPA. An informative is therefore attached as below. Notwithstanding these amendments, the submitted materials are considered satisfactory.

Recommendation: Application Permitted

NOTE TO APPLICANT

The submitted plans indicate amendments to the rear elevation fenestration. Any amendment to the approved plans submitted under DC/23/1046 should be sought under either Section 73 (variation / removal of condition) or 96a (non-material amendment) of the Town and Country Planning Act 1991.

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/24/0095
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Application Form			02.05.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 09/07/2024

Authorising Officer sign/initial RHERMITAGE Date: 15.07.2024