Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0023
Mowbray Development Site, Old Holbrook, Horsham, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/21/0066 (RM Area 2)

RELEVANT PLANNING HISTORY:

DC/21/0066	Reserved matters application for the erection of 197 residential dwellings with associated parking, landscaping and open space following approval of outline application DC/16/1677, relating to layout, scale, appearance and landscaping.	Application Permitted on 22.09.2021

PLANNING ASSESSMENT
Consent is sought to discharge the details reserved by condition 2 (materials) of approved application DC/21/0066.

Condition 2: 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 buildings 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 SD1, SD7 and 33 of the Horsham District Planning Framework (2015).

Condition 2 was previously discharged on 18th March 2022 under the reference DISC/22/0014. CALA Homes is now seeking to discharge this condition again with an amendment to the materials schedule. The amendment is required due to the availability of some stock and a preference for a revised colour of hardiplank (anthracite grey). The revised materials are as follows:

Walls:
- Winchester Multi Stock
- Lingfield Red Multi Stock
- Render
- HardiePlank Weatherboard Anthracite Grey
- Tile hanging (Russell Terracotta)
- Timber (Close Board) for Bicycle Store

Screen Wall:
- Winchester Multi Stock
- Lingfield Red Multi Stock

Mortar:
- Natural Sand

Roofs:

- Russell Bute 'Peat Brown'
- Russell Bute 'Slate Grey'
- Single Ply Roof for Bicycle Store

Chimneys:

- Brick

Photographs have been submitted with the submission showing the proposed bricks in place. The amended Material's Schedule is considered appropriate and the requirements of the condition have been satisfied.

Water Neutrality

On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve details reserved by a condition. As a 'pre-commencement slad level condition', the wording of the condition is considered a 'conditions precedent'. However, no works have started within RM Area 2. In addition, this proposal is an amendment to a previously approved application for materials. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened it out' for water neutrality purposes.

Recommendation: Application Permitted

Conditions:

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/24/0023
(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	Covering Letter		26.02.2024
Location plan	Location Plan		26.02.2024
Plans	Site Materials Layout	20032 (05) 1105 F	28.02.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 09.04.2024

Authorising Officer sign/initial Adrian Smith Date: 09/04/2024