Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0031
Angell Sand Pit, Washington Road, Storrington, West Sussex,

DESCRIPTION:
Approval of details reserved by conditions 14 and 18 to approved application DC/23/2144

RELEVANT PLANNING HISTORY:

DC/23/2144	Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information, revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.	Application Permitted on 14.08.2024

PLANNING ASSESSMENT
Planning Application DC/23/2144 was granted consent on 14/08/2024. This permission was for the following:
Variation of condition 1 of previously approved application reference DC/21/0057 (A phased development for the erection of 6no detached houses with associated landscaping, drainage and access improvements to Heather Way at Angell Sandpit, Storrington) to allow the submission of water neutrality information revised plans in respect of plots 1-3 and revised construction access details. Variation of conditions 3, 5, 6, 10, 12, 13, 16, 17, 18 and 19.

Consent is sought to discharge the details reserved by conditions 14 and 18.

Condition 14:
Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of plots 1, 2 and 3 of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs and skylights of the approved building 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. Plots 4, 5 and 6 shall be implemented in accordance with the details submitted and approved under DISC/23/0092 (dated 31.05.2023 - *Approval of details reserved by conditions 11 and 14 to approved application DC/21/0057*)

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).

For Plot 1, the submitted materials list includes Natural Horsham Stone walls, Portland Stone Monocouche Render (through-coloured render in a chalky white/cream), Cedar vertical timber cladding, black zinc standing seam roof with black-aluminium window, door (including garage door) and roof-light frames.

For Plot 2, the submitted materials list includes Natural Horsham Stone walls, Portland Stone Monocouche Render (through-coloured render in a chalky white/cream), Charred vertical timber cladding, single ply flat roofing membrane with black-aluminium window, door (including garage door) and roof-light frames, and black aluminium coping.

For Plot 3, the submitted materials list includes Natural Horsham Stone walls, Portland Stone Monocouche Render (through-coloured render in a chalky white/cream), Cedar vertical timber cladding, natural slate roof with black-aluminium window, door (including garage door) and roof-light frames.

Officers have reviewed the submitted details and have had regard to the contemporary design intentions of the originally consented development under DC/21/0057, and the materials approved under DISC/23/0092, and find that there would be cohesion between the materials palette. Despite the difference in the proposed stone wall finishes to plots 1,2 and 3, and 4, 5 and 6, the overall result would achieve a soft golden / sand colour. The approved development would be viewed within a hill-side location with neighbouring dwellings exhibiting the use of a variety of materials, including black timber cladding, cream render, Horsham Stone and brick walls, along with a combination of clay tiled and slate roofs.

The requirements of the condition have therefore been satisfied.

Condition 18:
Pre-Occupation Condition: Prior to the first occupation of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme and approved phasing plan for the development. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to enhance 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 submitted details have been assessed by the Council's Ecologist. Following review of the submitted Lighting Impact Assessment Report Ref: 28931-LIGH-0401 Rev A (MEC Consulting Group, September 2024) and Lux Contour Plot Drawing Number 28931_02_100_01 Rev A (MEC Consulting Group, September 2024), there are sufficient details provided in order to discharge Condition 18. The submitted details are considered acceptable.

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/25/0031
(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	Lighting Impact Assessment	28931-LIGH-0401 A	05.02.2025
Plans	Lux Contour Plot	28931-02-100-01 A	05.02.2025
Plans	Plot 1 Proposed Elevations A	ACR/008/25/P1/05	05.02.2025
Plans	Plot 1 Proposed Elevations B	ACR/008/25/P1/06	05.02.2025
Plans	Plot 2 Proposed Elevations A	ACR/008/25/P2/05	05.02.2025
Plans	Plot 2 Proposed Elevations B	ACR/008/25/P2/06	05.02.2025
Plans	Plot 3 Proposed Elevations A	ACR/008/25/P3/05	05.02.2025
Plans	Plot 3 Proposed Elevations B	ACR/008/25/P3/06	05.02.2025
Supporting Docs	Plot 1 - Material Schedule	AP/SD/25/DOC 01	05.02.2025
Supporting Docs	Plot 2 - Material Schedule	AP/SD/25/DOC 02	05.02.2025
Supporting Statement	Plot 3 - Material Schedule	AP/SD/25/DOC 01	05.02.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 25.02.2025

Authorising Officer sign/initial Adrian Smith Date: 25/02/2025