Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0226
Southbank, Rectory Lane, Pulborough, West Sussex, RH20 2AD

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/22/2253

RELEVANT PLANNING HISTORY:

DC/22/2253	Erection of a 2-bay barn style garage and log store.	Application Permitted on 12.01.2024

PLANNING ASSESSMENT
Previous application DC/22/2253 was granted consent on 12/01/2024. This permission was for:

Erection of a 2-bay barn style garage and log store.

Consent is sought to discharge the details reserved by condition 3: -

3 ***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 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 details show the materials to be used for bonnet and hip tiles; cladding, bricks and roof tiles; barn doors and door furniture. The details are consistent with the approach set out in the original permission, with the Council's Conservation Officer satisfied that there would be no adverse effect on surrounding heritage assets. The submitted details are therefore considered acceptable.

It is noted that the application form also refers to seeking approval of details for conditions 1, 2, 4 and 5 of DC/22/2253. These conditions are though regulatory and do not require the approval of details. The description of the application has therefore been amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that conditions 1, 2, 4 and 5 do not require the approval of further details. The requirements of the conditions must though be complied with in full.

Plans list for: DISC/24/0226
(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 Statement		Bonnet and Hip Tiles	04.09.2024
Supporting Statement		Cladding Bricks and Roof Tiles	04.09.2024
Supporting Statement		Garage Doors	04.09.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 25/10/2024

Authorising Officer sign/initial Guy Everest Date: 30.10.2024