Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0171
High Beech , Mill Lane, Lower Beeding, West Sussex, RH13 6PX

DESCRIPTION:
Approval of details reserved by conditions 3 and 4 to approved application DC/24/0568

RELEVANT PLANNING HISTORY:

DC/24/0568	Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office / leisure room.	Application Permitted on 04.10.2024

PLANNING ASSESSMENT
Planning Application DC/24/0568 was granted consent on 04.01.2024. This permission was for the following:

Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office / leisure room.

Consent is sought to discharge the details reserved by conditions 3 and 4: -

Condition 3: -
Pre-Commencement (Slab Level) Condition: No new-build 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 original permission set out details of external materials on the application form, which included slate tiles, off-white render to walls, with white UPVC window / door frames. The submission does not indicate any variation from this approach, which is considered to remain acceptable.

The current submission also includes a schedule of materials for the new outbuilding, including decking material, black aluminium framed windows, charred vertical timber cladding to walls with a felt roof with solar panels. This approach taking into account the nature and siting of the outbuilding is considered acceptable, with the submitted details therefore acceptable.

Condition 4: -
Pre-Commencement (Slab Level) Condition: The outbuilding hereby permitted shall not be erected until details of its foundations, including routing of all service pipes etc, to ensure the preservation of the adjacent trees, have been submitted to and been approved in writing by the Local Planning Authority. The outbuilding shall be installed in accordance with the approved details.

Reason: to ensure the preservation of adjacent trees in accordance with Policies 31, 32 and 33 of the Horsham District Planning Framework (2015).

The new slab concrete would be placed onto the existing concrete with screw piles regularly spaced to allow nutrient intake and water intake to the roots. Screw piles create space beneath the concrete and the root area such that the tree root would be minimally disturbed. An informal consultation was had with the HDC Arboriculture officer who confirmed that whilst the outbuilding would ideally be situated outside of the root protection area entirely, the foundation details provided are sufficient mitigation such that the details provided are considered acceptable. The W.C pipes would be connected via an existing manhole immediately underneath the W.C room shown on the map. Given the above details, the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/25/0171
(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
Details plan	Structural Engineers Calculations		29.05.2025
Site plan	Proposed Position of Garden Building	JC/PGB/24.REV O	29.05.2025
Site plan	Proposed	01	29.05.2025
Materials	Garden Room		29.05.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 29/07/2025

Authorising Officer sign/initial Guy Everest Date: 30.07.2025