Horsham District Council

Mr Brian Martin
11 Orchard Road
Lewes
BN72HB

Our ref:	DISC/25/0223
Your ref:	Mayfield house
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	8th September 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 8 and 9 to approved application DC/17/2088

Mayfield House Kerves Lane Horsham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

8. **Pre-Occupation Condition**: The garage hereby approved shall not be occupied/used until full details of privacy screening to the external staircase has been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be erected in accordance with the agreed details prior to first occupation/use of the garage and shall be retained as such thereafter.

   Reason: To ensure that neighbouring properties, in particular the property to the west, Old Park Kerves Lane, are not subject to harmful levels of overlooking and to comply with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 8th September 2025

9. **Pre-occupation Condition**: Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
   a. details of all hard surfacing;
   b. details of all boundary treatments;
   c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

   All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years

from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 8th September 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Photos	Photo - Cond 8 Screen		14.07.2025
Photos	Cond 8 Screen (Close up)		14.07.2025
Photos	Screen (Side View) Cond 8		14.07.2025
Photos	Cond 9 - Border adjacent to Garage		14.07.2025
Photos	Cond 9 - Border close to house		14.07.2025
Photos	Cond 9 Borders close to garage		14.07.2025
Photos	Condition 9 - Border opposite garage and Block Paving colour		14.07.2025
Photos	Condition 9 - Borders close to house		14.07.2025
Photos	Condition 9 - Garden border		14.07.2025
Supporting Statement	Planning Statement		14.07.2025

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control