Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0069
Glen Arun, 9 Athelstan Way, Horsham, West Sussex, RH13 6HA

DESCRIPTION:

Approval of details reserved by conditions 7 and 9 to approved application DC/18/0794

RELEVANT PLANNING HISTORY:

DC/18/0794	Demolition of existing single storey accommodation and erection of single storey and two storey extensions with associated external works	Application Permitted on 07.12.2018

PLANNING ASSESSMENT

Planning Application DC/18/0794 was granted consent on 07.12.2018. This permission was for the following:

Demolition of existing single storey accommodation and erection of single storey and two storey extensions with associated external works

Consent is sought to discharge the details reserved by conditions 7 and 9.

Condition 7

***Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*
- *Details of all external lighting*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after the completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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 ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition 9:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, details of secure [and covered] cycle parking facilities for the staff and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The building hereby permitted shall not be occupied or until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

It is considered that the proposed landscaping and secure cycle parking facilities, details of which have been submitted in the form of an External Works and Landscape as Built plan, drawing numbered 8352/P-04, received 8 April 2024, are acceptable to the Local Planning Authority.

The requirements of the conditions 7 and 9 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/24/0069
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	External Works & Landscape As Built	8352/P-04	08.04.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 30.05.2024

Authorising Officer sign/initial Tamara Dale Date: 10.06.2024