# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0129
Aquarius, The Street, Bramber, Steyning, West Sussex, BN44 3WE

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/23/1886.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/1886 | Demolition of garage. Demolition of single storey side extension. Erection of a single storey extension incorporating integrated garage with accommodation above. Raising of roof to form two-storey across whole dwelling. | Application Permitted on 16.07.2024 |

PLANNING ASSESSMENT

Planning Application DC/23/1886 was granted consent on 16.07.2024. This permission was for the following:

***Demolition of garage. Demolition of single storey side extension. Erection of a single storey extension incorporating integrated garage with accommodation above. Raising of roof to form two-storey across whole dwelling.***

Consent is sought to discharge the details reserved by condition 3.

**Condition 3**:

***Pre-commencement Condition:*** *No preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.*

*Reason: To enable the Local Planning Authority to control the programme of archaeological work by monitoring and recording of all groundworks, in accordance with Policy 34 of the Horsham District Planning Framework (2015).*

In response to the above condition the applicant has provided the following documents:

- Written Scheme of Investigation
- Proposed Elevations and Roof Plan AQ.BR.PE.SF, REV 4
- Proposed Floor Plans AQ.BR.PFP, REV 4

The above documents have been reviewed by the Council's Archaeological Officer, who confirms that the submitted Written Scheme of Investigation is acceptable and meets the requirements of the condition in principle. However, it is noted that while the scheme of archaeological monitoring has been approved, the physical monitoring work has not yet been carried out.

Condition 3 is a pre-commencement condition and is worded to require the implementation of the approved programme prior to any groundworks taking place. It is important to consider that the condition does not require the completion of archaeological monitoring or submission of post-excavation reports prior to commencement, only that the programme of work be secured and approved by the Local Planning Authority.

The Archaeological Officer's recommendation to not fully discharge the condition at this stage appears to be based on the status of on-site works and the anticipated future submission of results. However, this goes beyond the specific requirement of the condition, which is to ensure an approved programme is in place before works begin and not to assess or conclude the results of that programme.

As such, while the Archaeological Officer's caution is understandable, the condition as worded is clear in its requirement: *that no groundworks commence until a programme of archaeological work is secured through an approved Written Scheme of Investigation*. That requirement has now been met. Therefore, the condition can reasonably be discharged in accordance with its terms.

**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.

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**Plans list for: DISC/25/0129**
(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 | Written Scheme Of Investigation for an Archaeological Watching Brief by Archaeology South-East dated March 2025 | NONE | 20.03.2025 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 03.06.2025

Authorising Officer sign/initial Tamara Dale Date: 09.06.2025