



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0242

Sleepy Warren, Maydwell Avenue, Slinfold, Horsham, West Sussex, RH13 0BU

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 5, 6, 8, 9, 11, 12 and 13 to approved application DC/24/1184

RELEVANT PLANNING HISTORY:

DC/24/1184	Variation of Condition 1 of previously approved application DC/22/0370 (Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage) Relating to the removal of remove south facing first floor balcony to be replaced with two smaller east facing balconies. Removal of third floor window, replaced with 2nd floor window. Addition of ground floor family room.	Application Permitted on 09.10.2024
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PLANNING ASSESSMENT

Planning Application DC/24/1184 was granted consent on 09.10.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/22/0370 (Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage) Relating to the removal of remove south facing first floor balcony to be replaced with two smaller east facing balconies. Removal of third floor window, replaced with 2nd floor window. Addition of ground floor family room.

Consent is sought to discharge the details reserved by conditions 5, 6, 8, 9, 11, 12 and 13.

Condition 5:

Pre-Commencement (Slab Level) Condition: Prior to the commencement of development above slab level, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort of occupiers shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax including details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted Noise Impact Assessment demonstrates that the proposed dwelling can achieve the internal noise standards set out in BS8233:2014 through the use of suitable glazing and ventilation measures, whilst also considering night-time L_{Amax} events. The assessment recommends appropriate mitigation, including acoustically attenuated glazing and background ventilation, and concludes that there are no noise grounds on which the development should be resisted.

The accompanying overheating assessment demonstrates that the proposed ventilation strategy is capable of maintaining thermal comfort and limiting the risk of overheating in accordance with Approved Document O and CIBSE TM59, taking account of the requirement for bedroom windows to remain closed overnight due to noise considerations. Environmental Health have reviewed the submitted information and raise no objection. Accordingly, it is considered that the requirements of the condition have been satisfactorily addressed and the condition can be discharged.

Condition 6:

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).

Proposed External Materials & Finishes, drawing numbered PC_SW_05 REV1 received 17.09.2025 and Lighting Details received 04.08.2025. These details are consistent with the approach as set out as part of the original permission and are considered acceptable. The requirements of the condition have been satisfied.

Condition 8:

Pre-Occupation Condition: The development hereby permitted shall not be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

The details have been submitted in the form of a Revised Wildlife-Friendly Lighting Strategy, Proposed Garden Layout drawing numbered 1162.M.25 received 17.02.2026. The Council's ecological consultant has been consulted on the proposal, and further to requested revisions, have raised no objection to the proposal strategy. The submitted detail is therefore sufficient pursuant to condition 8.

Condition 9:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The details have been submitted in the form of Proposed Garden Layout drawing numbered 1162.M.25 received 17.02.2026. These details are consistent with the approach as set out as part of the original permission and are considered acceptable. The requirements of the condition have been satisfied.

Other Matters:

Officers note that the application also seeks formal discharge of conditions 11 (refuse and recycling), 12 (parking) and 13 (cycle storage). However, these conditions are not worded in a way which requires the submission of details for approval by the Local Planning Authority, but are rather imposed as a means to ensure compliance with previously approved details. Notwithstanding this, the submitted details relating to these conditions appear to comply with the approved scheme. Therefore, formal discharge of condition 11, 12 and 13 is not required. An informative will be attached to the decision notice to that effect to ensure that the applicant is advised that no further information on these matters is required.

Recommendation: Application Permitted

Plans list for: DISC/25/0242

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Overheating Analysis Document O	NONE	11.02.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Statement	Planning Statement	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Statement	Wildlife-Friendly Lighting Strategy	NONE	17.02.2026
Plans	Proposed Garden Layout	1162.M.25	17.02.2026
Plans	Proposed External Materials & Finishes	PC_SW_05 REV 1	17.09.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	NOISE AND VIBRATION ATTENUATION STUDY		17.07.2026
Supporting Docs	NOISE IMPACT ASSESSMENT		17.07.2026
Supporting Docs	ACOUSTIC VENTILATORS		17.07.2026

DELEGATED

Case Officer sign/initial Marie Riggs Date: 14.07.2026

Authorising Officer sign/initial RHERMITAGE Date: 17.07.2026