



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0265

38A York Close, Southwater, Horsham, West Sussex, RH13 9XJ

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/22/0692

RELEVANT PLANNING HISTORY:

DC/22/0692	Variation of Condition 1 of previously approved application DC/20/1844 (Erection of a double storey dwelling) to allow for alterations to the approved design.	Application Permitted on 13.04.2023
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PLANNING ASSESSMENT

Planning Application DC/22/0692 was granted consent on 13.04.2023. This permission was for the following:

Variation of Condition 1 of previously approved application DC/20/1844 (Erection of a double storey dwelling) to allow for alterations to the approved design.

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

Condition 3

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 application is accompanied by a location plan of an EV charger and planning statement. Following consultation with WSCC Highway Officer, it is considered that the submitted details are acceptable.

Condition 4:

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until 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*

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 completion of the development. Any proposed or retained 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).

The submitted information includes proposed landscaping plan and planning statement. The submitted planning statement explains that the landscaping plan remains as approved as part of a preceding approval of details application, ref: DISC/22/0284. The landscaping scheme is limited but appropriate to the nature and location of the approved development, which comprises a residential curtilage and related boundaries. The submitted details are considered acceptable, with a note to applicant recommended to provide some recommendations for the native hedgerow (which forms part of the landscaping scheme).

Recommendation: Application Permitted

NOTE TO APPLICANT:

The applicant is advised that in respect of Condition 4 the native hedgerow, which forms part of the approved landscaping scheme, should reflect the following recommendations: -

- Species rich native hedgerow should contain 50% *Crataegus monogyna* and 50% of minimum 4no. other species which can include *Prunus spinosa*, *Corylus avellana*, *Carpinus betulus*, *Acer campestre*, *Ilex aquifolium*, *Viburnum opulus*, *Euonymus europaeus* and *Frangula alnus*.
- 5no. 60-90cm 1+1 whips should be planted per linear meter, offset by approximately 30cm.
- Bare root plants should be planted Nov-Feb.

The applicant should ensure that the *Rhododendron* proposed is not *Rhododendron ponticum*; with this species highly invasive and one of the five most commonly found invasive non-native plants in the UK.

Plans list for: DISC/26/0265

(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
Plans	Proposed Landscaping		13.08.2026
Plans	Proposed Location of EV Charger		13.08.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.09.2026

Authorising Officer sign/initial Guy Everest Date: 05.10.2026