



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0397

Kingsmead Nursing Home, Crawley Road, Horsham, West Sussex, RH12 4RX

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 9 (external materials), 19 (Cycle / mobility scooter stores) and 28 (glazed screens) to approved application DC/25/1170

RELEVANT PLANNING HISTORY:

DC/24/1010	Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping.	Application Permitted on 08.04.2025
DC/25/1170	Variation of condition 1 of previously approved application reference DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping) for minor changes to the approved care home design by means of varying the drawings. The proposed changes comprise revisions to the internal configuration of the proposed care home (and associated elevational changes) to meet operational and staffing requirements.	Application Permitted on 03.10.2025
DISC/25/0248	Approval of details reserved by condition 3 to approved application DC/24/1010.	Application Permitted on 25.09.2025
DISC/25/0249	Approval of details reserved by condition 5 to approved application DC/24/1010.	Application Permitted on 26.09.2025
DISC/25/0250	Approval of details reserved by condition 10 to approved application DC/24/1010.	Application Permitted on 26.09.2025
DISC/25/0276	Approval of details reserved by condition 11 (hard and soft landscaping) to approved application DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping).	Application Permitted on 03.12.2025
DISC/25/0290	Approval of details reserved by condition(s) 6, 7 and 13 to approved application DC/25/1170 (relating to drainage)	Pending Consideration
DISC/25/0291	Approval of details reserved by condition BNG to approved application DC/25/1170.	Application Permitted on 24.11.2025
DISC/25/0354	Approval of details reserved by condition 8 (Bat Licence) to approved application DC/25/1170 (Variation of condition 1 of previously approved application reference DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2)	Application Permitted on 29.12.2025

DISC/25/0391 together with a retained access from Crawley Road and associated car and cycle parking and landscaping) for minor changes to the approved care home design by means of varying the drawings.
Approval of details reserved by condition 11 (landscape) to approved application DC/25/1170. Application Permitted on 12.01.2026

PLANNING ASSESSMENT

Planning Application DC/25/1170 was granted consent on 03.10.2025. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/24/1010 (Demolition of the existing buildings and erection of an 80-bedroom specialist dementia care home (Use Class C2) together with a retained access from Crawley Road and associated car and cycle parking and landscaping) for minor changes to the approved care home design by means of varying the drawings. The proposed changes comprise revisions to the internal configuration of the proposed care home (and associated elevational changes) to meet operational and staffing requirements.

Consent is sought to discharge the details reserved by conditions 9, 19 and 28.

Condition 9:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs, windows and bin stores 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).

The external details, including window cill and curtain walling details, as set out on drawing A-1031 rev A, are considered to be in accordance with the expectations of the original planning consent, and would be sympathetic to the character of the established built development within the immediate vicinity of the site.

The requirements of the condition have been satisfied

Condition 19:

Pre-Occupation / Use Condition: The development hereby approved shall not be occupied until details of secure and covered cycle parking facilities for staff and visitors, and mobility scooter parking for residents, have been submitted to and approved in writing by the Local Planning Authority. The approved cycle and mobility scooter parking facilities shall be fully implemented and made available for use prior to occupation and thereafter be retained for use at all times.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

The Local Highways Authority have reviewed the submitted details (rec'd 14th Jan, 2026), noting the following:

- 1) No details of mobility scooter store have been provided - if within the building, please advise
- 2) The size of the care home and likely staff numbers may require a greater quantity of cycle spaces over and above the 6 spaces indicated under DC/24/1010.

The indicated details show an open-fronted cycle shelter provided with 2 x Sheffield stands, which provides the capacity for just 4 cycles. The Local Highways Authority have reviewed this information and request that this cycle parking is expanded to accommodate the 6 cycles anticipated by way of the consented application, which was based on staffing numbers.

Drawing 1031-109 PL Rev B now shows the cycle store increased to accommodate 3 x Sheffield cycle stands, thus accommodating the expected 6 x cycles.

In response to the query raised by the Local Highways Authority about the mobility scooter storage/ parking within the site (mentioned in the condition), the applicant has replied:

"There is no intention to make provision due to the occupancy of the care home and the dependency of perspective residents. It is not envisaged that any care home residence will use mobility scooters. This is the same across the applicant's care portfolio."

Officers acknowledge the nature of the care home, and therefore accept this statement.

The requirements of the condition have now been satisfied.

Condition 28:

Pre-Occupation / Use Condition: The development hereby approved shall not be occupied until details of the obscure glazed screens to the first-floor balconies to the eastern side, northeastern corner and north-western corner, of the building, have been submitted to and approved by the Local Planning Authority. The approved balcony screening shall be completed before the development is occupied and be retained thereafter.

Reason: To safeguard the amenities of adjacent occupiers (in Sycamore Avenue) in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted 'Proposed Obscure Balcony Details' (dated 22nd October 2025) set out the specifics of the details and that the screening will provide a 75% obscurity rating, preventing direct sightlines between the residents and neighbouring properties. The glass will be fixed into stainless steel brackets and aluminium framing to a height of 1.8m above balcony level.

Details are shown on drawings A-1031-16 rev G, and A-1031-32 Rev F of the glazed screen locations (as per the approved scheme under DC/25/1170). Referring to the approved drawings, these are located as follows:

- north-facing side to the balcony of the first-floor dining room (restricting overlooking / views to No.99 Sycamore Avenue)
- north-facing side to first-floor lounge (restricting overlooking / views to No.87 Sycamore Avenue)

These balconies are located in part of the site which was historically occupied by a building located up alongside the boundaries, so there is no established boundary vegetation in place.

The north-eastern balcony is positioned just under 20m off the common boundary with No.85 Sycamore Avenue - no obscure screening is proposed in this location.

The east-facing balcony to the lounge and dining rooms is not to be provided with obscure glazed screening. This is shown to be just under 25m from the rear elevations of the properties along Sycamore Avenue (No's 69, 71, 73 and 75) and just under 16m off the common boundary. There is a row of retained trees along the application site's boundary which is stated on plans to form part of the site's landscape and ecological features.

The site sections are such that the consented development lies at a lower ground level than the dwellings at Sycamore Avenue, which will reduce the height of the balcony in relation to the rear gardens at Sycamore Avenue. The combined factors of land levels, retained boundary screening and distance will satisfactorily address concerns over potential adverse overlooking to the existing residential properties by way of the consented development.

The requirements of the condition have therefore 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/25/0397

(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
Elevation plan	CYCLE STORE PLAN AND ELEVATIONS	1031 109 T B	05.02.2026
Supporting Docs	Proposed Obscure Balcony Details		11.12.2025
Materials	EXTERNAL SCHEDULE OF MATERIALS	A-1031 A	11.12.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 13.02.2026

Authorising Officer sign/initial J Hawkes Date: 16.02.2026