Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0195
Chanctonbury Nurseries , Rectory Lane, Ashington, West Sussex, RH20 3AS

DESCRIPTION:
Approval of details reserved by condition 12 to approved application DC/24/1081.

RELEVANT PLANNING HISTORY:

DC/24/1081	Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.	Application Permitted on 04.10.2024

PLANNING ASSESSMENT
Planning Application DC/24/1081 was granted consent on 04/10/2024. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/22/0372 (Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping) amendment to the affordable housing plans and to the approved site layout to include a sub-station.

Consent is sought to discharge the details reserved by condition 12.

Condition 12: *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 and details 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) and policy ASH10(iv) of the Ashington Neighbourhood Plan.

Materials have already been approved and the condition discharged under DISC/24/0259. The submitted details now seek some modifications to the tile specification, paving slab specification, roof tiles.

The specification of the tiles now sought *(and officer comments):*
- Sandtoft 20/20 Interlocking Clay Roof Tile 'Tuscan' *(too flat and would not be supported)*
- Sandtoft 20/20 interlocking Plain tile 'Flanders' *(too flat and would not be supported*)
- Olde Chelford 'Multi' brick - (*no concerns)*
- White / grey fascias ad soffits – (*no concerns)*
- Brett Quorndon Natural in grey *(for pavings to gardens – no concerns)*

Following officer comments to the planning agent in relation to the materials, revised details have been submitted (dated 04.09.20205):
- Edilians (Val De Seine) - hanging

- Terreal Giverny (Normandy Sandfaced) - roof
- Terreal Giverny (Panache) - roof

The requirements of the condition have now been satisfied, as these specified tiles appear to present a 'sanded' finish that emulates the originally approved materials, and which are therefore suited to the edge of village, semi-rural location of the site.

The application had originally been submitted to include reference to conditions 22, 23, and 25. However, as these are regulatory in nature, no further action is required and they are therefore not included within the decision notice.

Condition 22:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the car parking spaces and EV charging points (including garages and car-ports where applicable) necessary to serve it have been constructed and made available for use in accordance with approved drawing number [Proposed Site Layout 7071 PL-03 Rev G]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

This condition is regulatory in nature and therefore does not require any formal agreement.

Condition 23:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage, car port, side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

This condition is regulatory in nature and therefore does not require any formal agreement.

Condition 25:
Pre-Occupation Condition: No dwelling hereby approved shall be first occupied until the cycle parking facilities serving it have been provided within the garage, car-port, side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

This condition is regulatory in nature and therefore does not require any formal agreement.

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/25/0195
(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
Materials Schedule		Rev C	10.09.2025

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 10.09.2025

Authorising Officer sign/initial J Hawkes Date: 10.09.2025