Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0189
Warnham Lodge, The Bungalow, Northlands Road, Warnham, West Sussex, RH12 3SQ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/1972

RELEVANT PLANNING HISTORY:

DC/23/1972	Demolition of dwelling house and erection of replacement dwelling with attached garage.	Application Permitted on 27.02.2024.

PLANNING ASSESSMENT
Planning Application DC/23/1972 was granted consent on 27.02.2024. This permission was for the following:

Demolition of dwellinghouse and erection of replacement dwelling with attached garage.

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

Condition 3:
Pre-Commencement Condition*: The development hereby approved shall not commence until the following construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following measures:*

i. Details of site management contact details and responsibilities;
ii. A plan detailing the site logistics arrangements (as applicable), including:
  a. location of site compound,
  b. location for the loading, unloading and storage of plant and materials (including any stripped topsoil),
  c. location of site access points and route for construction vehicles entering and exiting the site

The construction shall thereafter be carried out in accordance with the details and measures approved.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The supporting document provided in the form of a location plan and CEMP plan have been submitted to address the requirements of condition 3. The CEMP plan indicates the hours of work, site management responsibilities, site prep, demolition prep and demolition. As well as the sorting of recyclables, measures to control dust and dirt during construction, waste management plan, waste storage and removal and waste management procedures to be followed. These have all been indicated on the site plan, as well as where the construction vehicles will enter the site. The work should therefore be undertaken in accordance with the submitted CEMP.

WSCC Highways has reviewed the submitted information and considered that the proposed measures are sufficient for this small-scale development.

The submitted information is considered to have addressed the requirements of condition 3, and therefore the condition can be discharged.

Recommendation: Application Permitted

Plans list for: DISC/24/0189
(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	Approval notice		22.07.2024
Plans	Location Plan & CEMP Plan	2205WA_R1_300	22.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.09.2024

Authorising Officer sign/initial Guy Everest Date: 18.09.2024