Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0190
East Wantley Cottage, Northlands Lane, Storrington, West Sussex, RH20 3EZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/23/0221

RELEVANT PLANNING HISTORY:

DC/23/0221	Demolition of existing conservatory and part rear lean-to projection and erection of a two-storey side and rear extension.	Application Permitted on 14.04.2023

PLANNING ASSESSMENT
Planning Application DC/23/0221 was granted consent on 14.04.2023. This permission was for the following:

Demolition of existing conservatory and part rear lean-to projection and erection of a two storey side and rear extension.

Consent is sought to discharge the details reserved by condition 5.

Pre-Occupation Condition 5:
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).

To address the requirements of Condition 5, the applicant has submitted drawing ref: 128-03 Rev V5 Proposed Garden Masterplan and drawing ref: 128-04 Rev V1 Tree Planting Detail. The Proposed

Garden Masterplan illustrates the retained trees, including the existing orchard in the paddock, native hedging at the eastern site boundary, and trees located along the southern and western site boundaries. The Masterplan also details the proposed planting of a feature tree in the south western site corner, comprising of Salix Caprea measuring 3.4m. Details of the tee pit for this are included in the Tree Planting Detail. A replacement hedgerow is also proposed along the western site boundary, comprising of Carpinus Butlis measuring 150-175cm, planted 2 per metre (m) over a 31m section. In terms of hard standing, natural stone paving is proposed to for the site paths and terrace, comprising of Raj Green riven sandstone, and a section of gravel is proposed in the utility area. No additional boundary treatment is proposed beyond the retention of the existing eastern boundary hedgerow, replacement western boundary hedgerow and the existing stream at the southern site boundary.

HDC Arboricultural Officer has reviewed the submitted details and considers them acceptable in principle and has no arboricultural concerns.

The submitted information is considered to have address the requirements of Condition 5, and therefore the condition can be discharged.

Recommendation: Application Permitted

Plans list for: DISC/24/0190
(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 Garden Masterplan	128-03 Rev V5	23.07.2024
Tree Plan	Tree Planting Detail	128-04 Rev V1	23.07.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 18.09.2024

Authorising Officer sign/initial Guy Everest Date: 18.09.2024