Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0199
Marlpost Meadows, Bonfire Hill, Southwater, West Sussex, RH13 9BU

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/22/0495

RELEVANT PLANNING HISTORY:

DC/22/0495	Erection of a two storey chalet style detached dwelling.	Application Refused on 03.05.2022 Application Permitted on appeal on 21.08.2023

PLANNING ASSESSMENT

Planning Application DC/22/0495 was granted consent on 21.08.2024. This permission was for the following:

Erection of a two storey chalet style detached dwelling

Consent is sought to discharge the details reserved by condition 3

Condition 3:

No development shall commence on site until a detailed scheme for minimising water demand by occupants of the proposed dwelling and the existing dwelling known as Marlpost Meadows has been submitted to and approved in writing by the local planning authority. The scheme shall accord with the principles set out in the Water Neutrality Report (CGS Civils) dated 9 March 2022.

No development shall commence on site until the measures for Marlpost Meadows have been completed in accordance with the approved details and a completion report which evidences the works undertaken (with photographs) submitted to the local planning authority.

The dwelling hereby approved shall not be occupied until the measures for that property have been completed in accordance with the approved details and a completion report which evidences the works undertaken (with photographs) submitted to the local planning authority.

All measures shall be retained and maintained in full working order whilst each of the dwellings is occupied.

The application is accompanied by supporting information which sets out the completed measures to fixtures and fittings across the application site. The updated details received indicate the sufficient water efficiencies have been put in place to make the necessary savings identified as part of the original planning application. The development, as completed on the site, is therefore considered to meet the requirements of the condition, with the submitted details therefore acceptable.

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/24/0199
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Existing/Installed Fittings Survey by cgs civils dated 30.10.2024	C2041 P2	04.11.2024
Supporting Statement	Water Efficiency Measures by cgs civils dated 26.02.2024	C2041 P	01.08.2024
Supporting Docs	ECO1500PILBLK Rainwater Tank Specification	NONE	12.11.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.11.2024

Authorising Officer sign/initial Tamara Dale Date: 13.11.2024