Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0292
1 Oakwood Cottages, Hooklands Lane, Shipley, Horsham, West Sussex, RH13 8PY

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0079

RELEVANT PLANNING HISTORY:

DC/24/0079	Use of an annexe as a separate residential dwelling	Application Permitted on 06.06.2024

PLANNING ASSESSMENT

Planning Application DC/24/0079 was granted consent on the 6th of June 2024. This permission was for the following:

Use of an annexe as a separate residential dwelling

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

Condition 3:

Within one (1) month of the date permission is granted, unless otherwise agreed in writing with the Local Planning Authority, full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (12.01.2024) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The details required relate to the rainwater collection proposed at the site. This collection would be required to provided 73.854 l/d of rainwater. To retain the water required over a 35 day period a tank of 2,584.89 litres is required. Details of a tank of 3,400 litres has been provided, meeting the requirement.

It is noted the details have not been provided within the month expected; however, the details provided are acceptable.

The requirements of the condition have 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/24/0292
(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	TN01 - Condition 3 Discharge: Water Neutrality by Motion dated 08.11.2024	1wssh2/2410028	15.11.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 17/01/2025

Authorising Officer sign/initial Tamara Dale Date: 20/01/2025