Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cobweb Cottage

Address Line 1

Emms Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Brooks Green

Postcode

RH13 0TR

Description of site location must be completed if postcode is not known:

Easting (x)

512619

Northing (y)

125211

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Pete & Aey

Surname

Aspdin

Company Name

Address

Address line 1

Cobweb Cottage Emms Lane

Address line 2

Address line 3

Town/City

Brooks Green

County

West Sussex

Country

Postcode

RH13 0TR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Samantha

Surname

Bryan

Company Name

Koto

Address

Address line 1

1 Fosketh Terrace 1 Fosketh Terrace

Address line 2

Westward Ho!

Address line 3

Bideford

Town/City

Devon

County

Country

United Kingdom

Postcode

EX39 1AG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing cottage and erection of single storey replacement dwelling and associated outbuilding.

Reference number

DC/23/1667

Date of decision (date must be pre-application submission)

07/02/2024

Please state the condition number(s) to which this application relates

Condition number(s)

5, 6, 8

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

5. Please refer to drawing A150-4-003 Biodiversity Enhancement & External Lighting Plan where location and specification of biodiversity enhancement measures has been indicated on drawing as per recommendations.

6. Please refer to attached updated report and list of fittings.

8. Please refer to drawing A150-4-003 Biodiversity Enhancement & External Lighting Plan for number and position of external bollards and wall lights are shown.

Specification of external bollards: Lutec Gemini XF 650 LED Outdoor Bollard Light - Matt Black
Specification of wall lights: Astro Oslo 100 Textured Black

Proposed lighting follows ecological recommendations:
- Light spill onto trees, pond and hedges is avoided
- Narrow spectrum light source
- Light source emits minimal ultra-violet light
- Warm / neutral colour temperature of <4,200 kelvin
- Bulbs are not bare and not pointing upwards
- Light spill reduced with hoods
- External lighting on PIR sensors that are sensitive to large objects only and on shortest time duration
- Wall lights to be “dimmable” and set to lowest light intensity settings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Samantha Bryan

Date

13/01/2025