Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0269
No Acres, 1 Hillside Cottages, Mill Road, West Chiltington, West Sussex, RH20 2PY

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 3, 4 and 5 to approved application DC/22/1787

RELEVANT PLANNING HISTORY:

DC/22/1787	Subdivision of site and erection of a detached bungalow, creation of new access and associated works.	Application Permitted on 08.03.2024

PLANNING ASSESSMENT

Planning Application DC/22/1787 was granted consent on 08.03.2024. This permission was for the following:

'**Subdivision of site and erection of a detached bungalow, creation of new access and associated works**.'

Consent is sought to discharge the details reserved by conditions 3, 4 and 5.

Condition 3:

*'**Pre-Commencement Condition**: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).'

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the existing situation, the submitted details are proportionate and acceptable. The presence of other non-planning requirements would also ensure that the development is correctly drained and it is not necessary to duplicate as part of this approval of details application. The requirements of the condition have been satisfied.

Condition 4:

*'**Pre-Commencement Condition**: No development shall take place, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:*

i. the parking of vehicles of site operatives and visitors.
ii. loading and unloading of plant and materials.

iii. storage of plant and materials used in constructing the development.
iv. the erection and maintenance of security hoarding, where appropriate.
v. the provision of wheel washing facilities if necessary.
vi. measures to control the emission of dust and dirt during construction.
vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjacent properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

The application is accompanied by a site layout plan and a covering letter which provides details on the above condition 4 requirements. Following consultation with WSCC highway department the Local Highway Authority are satisfied with the details provided in regard to Condition 4 and have not raised any highway safety concerns. Therefore, the requirements of condition 4 have been satisfied.

Condition 5:
*'**Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

The submitted information includes details of the proposed external materials which would consist of external plinth brickwork a medium multi with boarding above cedral grey. The proposed windows would be UPVC but the colour is yet to be decided. The proposed roof tile would be Forticrete mini slate. It is understood that samples of these will be produced for approval in due course together with Building Regulations details. The chosen materials are considered acceptable and would be in keeping with the external materials used on the neighbouring properties. Consequently, the requirements of condition 5 have been satisfied.

Recommendation: Application Refused

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/24/0269
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Pre-commencement Notice Letter		28.10.2024
Plans	Car Port Plan		28.10.2024
Plans	Drainage Run Layout		28.10.2024
Layout plan	Site Layout Plan		28.10.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 06.12.2024

Authorising Officer sign/initial Tamara Dale Date: 23.12.2024