Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0084
Cisswood Racing Stables , Sandygate Lane, Lower Beeding, West Sussex, RH13 6LR

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/21/1195

RELEVANT PLANNING HISTORY:

DC/21/1195	Variation of Condition 1 of previously approved application DC/20/1014 (Variation of condition 1 on previously approved application DC/19/0974 (Variation of condition 1 to previously approved application DC/18/2375 (Reserved matters application for the erection of a detached dwelling with associated access and layout following approval of outline application DC/18/0912, relating to scale, appearance and landscaping)) to allow for alterations to the elevations, windows and extension to kitchen area) to allow for re-siting of the proposed dwelling, layout alterations and alterations to the elevations and floor plans) to allow for the erection of a single storey side plant room extension.	Application 23.01.2024	Permitted on
DC/21/0382	Formation of new private access road and widening of existing section of private access track.	Application 20.04.2021	Permitted on
DC/20/1014	Variation of condition 1 on previously approved application DC/19/0974 (Variation of condition 1 to previously approved application DC/18/2375 (Reserved matters application for the erection of a detached dwelling with associated access and layout following approval of outline application DC/18/0912, relating to scale, appearance and landscaping)) to allow for alterations to the elevations, windows and extension to kitchen area) to allow for re-siting of the proposed dwelling, layout alterations and alterations to the elevations and floor plans.	Application 16.10.2020	Permitted on
DC/19/0974	Variation of condition 1 to previously approved application DC/18/2375 (Reserved matters application for the erection of a detached dwelling with associated access and layout following approval of outline application DC/18/0912, relating to scale, appearance and landscaping) to allow for alterations to the elevations, windows and extension to kitchen area.	Application 05.07.2019	Permitted on
DC/18/2375	Reserved matters application for the erection of a detached dwelling with associated access and layout following approval of outline application DC/18/0912, relating to scale, appearance and landscaping.	Application 19.02.2019	Permitted on
DC/18/0912	Outline application for the erection of a detached	Application	Permitted on

	dwelling with associated access (all matters reserved except for access and layout).	05.07.2018

PLANNING ASSESSMENT

Planning application ref: DC/21/1995 granted consent for the creation of a single detached dwelling on 23.01.2024. Consent was granted pursuant to S.73 of the Town and Country Planning Act 1990, following a preceding consent pursuant to S.73 under ref: DC/20/1014. It is understood that the approved dwelling is substantially complete and occupied.

Approval is now sought for the approval of landscaping details reserved by Condition 5 attached to ref: DC/21/1995.

Condition 5:

Post-occupation Condition: *Notwithstanding previously submitted information, no later than 3 months following the date of this approval, full details of all hard and soft landscaping works shall be submitted to the Local Planning Authority for approval in writing. 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*
- *Details of all external lighting*
- *Ecological enhancement measures*

The approved landscaping scheme shall, thereafter, be fully implemented in accordance with the approved details within the first planting season. 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 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.

In response to the above condition the applicant has provided soft and hard landscaping plans, together with relevant material specifications and planting schedules.

The submitted details are broadly consistent with landscaping details approved in conjunction with ref: DC/19/0974 and the freestanding permission for the formation of a private access and turning head provided by ref: DC/21/0382. In contrast to previous permissions on the site, however, the landscaping plans now before the Authority describe enlarged domestic patio spaces to the side and rear of the approved dwelling.

The overall extent of domestic hard-surfacing is considered remain proportionate to the scale of the approved dwelling and to its respective plot, with domestic patio spaces noted to be mostly contained to the rear of the approved dwelling. While the proposed use of ‘nustone’ porcelain paving to patio-spaces is considered of a clearly suburban character, it is not considered that the urbanising influence which enlarged patio spaces would detrimentally affect the rural character of land north of Sandygate Lane as could be appreciated within public views. The proposed use of permeable concrete block paving to driveway and access spaces is deemed acceptable, as approved previously in conjunction with ref: DC/21/0382.

The submitted landscaping plans demonstrate the retention of existing trees and hedges present to the southern and eastern site boundaries, with the soft-landscaping proposals noted to propose the introduction of 7x additional trees which would partly reinforce the integrity of existing vegetated

boundaries. Proposed tree and hedgerow planting is, additionally, to consist of native species (Beech, Hawthorn, Field Maple and Silver Birch), with proposed soft-landscaping considered appropriate in character terms to the rural setting of the application site and to provide a proportionate ecological enhancement.

The proposals do not include the introduction of fencing and/or walling to the boundaries of the approved dwelling, which would be delineated by existing post-rail fencing to the northern boundary and existing vegetation to eastern and southern boundaries. No demarcated boundary is shown to the sites western boundary, though, this is deemed unobjectionable in character terms.

The proposed landscaping plans do describe comparatively significant external lighting, including 15x freestanding post-lanterns at a height of ~1.8m in addition to 12x external wall-mounted up/down lights. The indicated maximum wattage of individual luminaries, however, does not exceed 100w, such that lighting would be of a low-intensity nature. In the context of this edge of settlement location, where existing residential development and activity is likely to influence the night-time environment, it is not considered the concentration of external lighting is sufficient to amount to conflict with the provisions of HDPF Policies 24, 25, 32 and/or 33.

Overall, therefore, the submitted details are considered to satisfy the requirements of Condition 5, which is recommended to be discharged accordingly.

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/24/0084
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement		22.04.2024
Materials	Hard Surfacing		22.04.2024
Materials	External Lighting		22.04.2024
Elevation plan	Minor Structures	AC-CRS-PL-10	22.04.2024
Plans	Hard Landscaping	AC-CRS-PL-09	22.04.2024
Plans	Tree Pit	AC-CRS-PL-08	22.04.2024
Plans	Soft Landscaping	AC-CRS-PL-07	22.04.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 30.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 30.04.2024