Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0284
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 12 (materials, finishes and colours) to approved application DC/26/0221 (Variation of Condition 1 of previously approved application DC/24/1081 (Variation of condition 1 of previously approved application reference DC/22/0372))

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023
DC/24/1081	Variation of condition 1 of previously approved application reference DC/22/0372 amendment to the affordable housing plans and to the approved site layout to include a substation.	Application Permitted on 04.10.2024
DC/26/0221	Variation of condition 1 of previously approved application DC/24/1081 to amend the plans relating to affordable housing.	Application Permitted on 01.07.2026

PLANNING ASSESSMENT
Planning Application DC/22/0372 was granted consent on 05 September 2023. This permission was for the following:

Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.

Consent is sought to discharge the details reserved by condition 12.

Condition 12:

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 and details 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) and policy ASH10(iv) of the Ashington Neighbourhood Plan.

Materials have already been approved and the condition discharged under DISC/25/0195 however the applicant is seeking to amend the colour of the horizontal boarding proposed on a number of dwellings. The existing Hardie Plank Horizontal Boarding in ‘Sail Cloth’ will be replaced by the same boarding in ‘Arctic White’. This amendment is sought to improve the marketability of the plots. In addition, it is noted

that both the ‘Arctic White’ and ‘Cobble Stone’ boarding will be applied to four additional dwellings (Plots 51, 63, 54 and 64) which were previously plain brickwork. No other amendments to materials are sought.

While the change in colour introduces more of a contrast between the two types of boarding, it is not thought that this is to a degree that will impact upon the overall character or coherence of the development. The addition of boarding to four dwellings is thought to add greater visual interest where there would have previously been plain brick. The Council’s Landscape Architect was consulted on the changes and advised they had no comment to make.

The proposed changes are therefore considered acceptable and 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/26/0284
(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
Materials	Materials Schedule (REV E)		21.08.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 14/10/2026

Authorising Officer sign/initial Adrian Smith Date: 15/10/2026