Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0158
Ventura House , 15 St Leonards Road, Horsham, West Sussex, RH13 6EH

DESCRIPTION:

Approval of details reserved by condition 10 to approved application DC/22/2371

RELEVANT PLANNING HISTORY:

DC/22/2371	Change of use of ground floor from commercial to form 3no apartments. Conversion of existing first floor and second floor flat into 2no apartments, with external alterations and associated works.	Application Permitted on 21.04.2023

PLANNING ASSESSMENT

Planning Application DC/22/2371 was granted consent on 21.04.2023. This permission was for the following:

Change of use of ground floor from commercial to form 3no apartments. Conversion of existing first floor and second floor flat into 2no apartments, with external alterations and associated works.

Consent is sought to discharge the details reserved by condition 10.

Condition 10:

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments including front boundary*
- *Details of all external lighting*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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 or retained 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.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicants have submitted a 'Hard and Soft Landscaping Plan (Garrick Architects) to discharge this condition. There is very little amenity space at the property, with a pathway width space being to the side adjacent to the access. The details include the following:

o Details of all hard surfacing materials and finishes

The hard surface is all tarmac with a gravel front 'garden; area to flat 1. Although tarmac is not the most attractive or permeable material, considering the size of the area and the practicalities of the site it is considered appropriate in this instance.

o Details of all boundary treatments including front boundary

The boundary treatment includes existing close boarded fence to the side boundary, white rendered blockwork boundary wall 1200mm high to the front of the garden area to unit 1 and a concrete edging strip in front of the parking area. This is considered appropriate in this suburban area.

o Details of all external lighting

There will be black downlighters adjacent to each flat entrance for security/ amenity purposes.

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/24/0158
(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
Plans	Proposed Hard and Soft Landscaping Plan	2142-SK-10 A	20.06.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 15/8/24

Authorising Officer sign/initial Tamara Dale Date: 15/08/2024