



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0257

Willow Cottage, North Parade, Horsham, West Sussex, RH12 2QR

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4 to approved application DC/25/0471

RELEVANT PLANNING HISTORY:

DC/25/0471	Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)	Application Permitted on 20.05.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0471 was granted consent on 20.05.2025. This permission was for the following:

Demolition of garage outbuilding and erection of outbuilding with a glazed porch connecting to the south, with internal alterations. (Householder Application)

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- *Drawings to a scale not smaller than 1:20 fully illustrating the alteration to the timber frame to create the new access to the extension.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The Applicant has submitted drawings illustrating the proposed alteration to the timber frame with narrative included for the works to create the proposed new access to the extension. The HDC Conservation Officer has been consulted and has confirmed that the details submitted are sufficient for condition 4 to be discharged in full.

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/26/0257

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Alteration timber frame		07.08.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 11.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 28.09.2026