Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Geerings

Address Line 1

Dorking Road

Address Line 2

Address Line 3

West Sussex

Town/city

Warnham

Postcode

RH12 3RY

Description of site location must be completed if postcode is not known:

Easting (x)

516119

Northing (y)

134751

Description

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Hodgson

Company Name

Address

Address line 1

Geerings

Address line 2

Dorking Road

Address line 3

Warnham

Town/City

Horsham

County

Country

United Kingdom

Postcode

RH123RY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Removal of the existing garden store, potting shed and erection of a 4no. bay garage, and garden store. Refurbish and convert the outbuildings including the stable and garden room. Internal alterations, fenestration alterations and replacement with double glazing, roof repairs, and insulation to the main house. Relocation of the existing swimming pool with associated hard and soft landscaping.

Reference number

DC/22/1765

Date of decision (date must be pre-application submission)

19/04/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

08/08/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

1. Reclaimed tiles were used for the new garage roof [insert description]
2. The Horsham stone roof is being relaid as much as possible with the existing stone and with a quantity of reclaimed stone. However, there is insufficient stone to relay the entirety of the existing roof. As such we propose to use [tiles description] for the roof pitch shown in the plan attached.
3. The existing tiled roof on the north side of the house will be relaid using [description]

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Geerings roof

Date (must be pre-application submission)

16/05/2025

Details of the pre-application advice received

I met with Seán Rix on site on 16 May 2025 to discuss the possibility of replacing the existing Horsham stone on one pitch of the roof of the main house with handmade clay tiles, chosen to match existing tiles on other parts of the building. The pitch of roof in question is not visible from a road or public footpath. This request was based on lack of availability of stone to replace the slates lost during the removal process. Seán indicated his support of this idea.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ben Hodgson

Date

04/06/2025