



**Horsham
District
Council**

Mrs Maria Cox
Mobile Home at Sleepy Warren
Maydwell Avenue
Slinfold
Horsham
RH13 0BU

Our ref: DISC/25/0242
Your ref: Sleepy Warren, Maydwell
Avenue, Slinfold, RH13 0BU
Email: planning@horsham.gov.uk
Direct Line: 01403 215497
If Calling Please ask for: Marie Riggs
Date: 17th July 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England)
Order 2015**

**Application for Approval of Details Reserved by Conditions 5, 6, 8, 9, 11, 12 and 13 to
approved application DC/24/1184**

Sleepy Warren Maydwell Avenue Slinfold Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

5. **Pre-Commencement (Slab Level) Condition:** Prior to the commencement of development above slab level, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort of occupiers shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} including details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 17th July 2026

6. **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 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).

Date of approval - 17th July 2026

8. **Pre-Occupation Condition:** The development hereby permitted shall not be first occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Date of approval - 17th July 2026

9. **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

Date of approval - 17th July 2026

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Overheating Analysis Document O	NONE	11.02.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Statement	Planning Statement	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Statement	Wildlife-Friendly Lighting Strategy	NONE	17.02.2026
Plans	Proposed Garden Layout	1162.M.25	17.02.2026

Plans	Proposed External Materials & Finishes	PC_SW_05 REV 1	17.09.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	Lighting Details	NONE	04.08.2025
Supporting Docs	NOISE AND VIBRATION ATTENUATION STUDY		17.07.2026
Supporting Docs	NOISE IMPACT ASSESSMENT		17.07.2026
Supporting Docs	ACOUSTIC VENTILATORS		17.07.2026

Note to Applicant: Conditions 11, 12 and 13:

It is noted that the application also seeks formal discharge of conditions 11 (refuse and recycling), 12 (parking) and 13 (cycle storage). However, these conditions are not worded in a way which requires the submission of details for approval by the Local Planning Authority, but are rather a means to ensure compliance with previously approved details. Notwithstanding this, the submitted details relating to these conditions appear to comply with the approved scheme. Therefore, formal discharge of condition 11, 12 and 13 is not required.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control