Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0229
4 Manor Way, Henfield, West Sussex, BN5 9LA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/21/1713

RELEVANT PLANNING HISTORY:

DC/21/1713	Removal of existing side and rear projections and erection of single storey side and rear extensions.	Application Permitted on 30.11.2021

PLANNING ASSESSMENT

Planning Application DC/21/1713 was granted consent on 30.11.2021. This permission was for the following:

Removal of existing side and rear projections and erection of single storey side and rear extensions.

Consent is sought to discharge the details reserved by conditions 3.

Condition 3:

Pre-Commencement Condition*: Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.*

Reason: As this matter is fundamental to ensure that the development protects the drainage infrastructure and limits any potential flooding or foul water problems, in accordance with Policy 38 of the Horsham District Planning Framework (2015).

The application is accompanied by section plans, part ground floor and foundation plans, including sections A-A, B-B and steel beam and timber post connection plans. Following consultation with Southern Water it is noted that the submitted plan shows that the proposed development will lie over an existing public sewer/water main, which Southern Water have stated is unacceptable as minimum clearances as per Southern Water's guidance (3m) have not been demonstrated. The submitted documents fail to satisfy Southern Water request by providing details of the measures which will be undertaken to divert the public sewers/water mains, prior to the commencement of the development.

Due to the lack sufficient mitigations proposed, the Council are not in a position to recommend that the condition is discharged. As such, the submitted detail is insufficient pursuant to condition 3.

Recommendation: Application Refused

Reason for Refusal:

1. Insufficient information has been submitted to demonstrate that the public sewers would be protected during and after the construction phase.

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/24/0229

Schedule of plans/documents **not approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Plans	Part Ground Floor and Foundation Plan, Section A-A & B-B, Site Location Plan and Connection Plan	1050-2-001 P1	10.09.2024
Plans	Part Ground Floor and Foundation Plan, Section A-A & B-B, Site Location Plan and Connection Plan (monochrome)	1050-2-001 P1	10.09.2024
Supporting Statement	Planning Statement		10.09.2024
Section plan	Section A-A		10.09.2024
Section plan	Section B-B		10.09.2024

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 21.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 04.11.2024