



Mr Timothy Bailey
Brookfield House
Worthing Road
Southwater
Horsham
RH13 9DT

Our ref: DISC/26/0076
Your ref: Approval of details reserved by Conditions 3, 4 and 5, Relating to approved application No DC /23/1307 (Erection of a four bedroom detached dwelling).
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 1st May 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 3, 4 and 5 to approved application DC/23/1307

Holly House Worthing Road Southwater West Sussex

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

3. **Pre-commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority:-
- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
 - ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 1st May 2026

4. **Pre-commencement (Slab Level) Condition:** No development above ground floor slab level shall take place until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Date of approval - 1st May 2026

5. **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, doors 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 - 1st May 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 Statement	Drainage Design Statement		06.03.2026
Materials	Materials		06.03.2026
Supporting Statement	Construction Site Set Up Details		06.03.2026
Plans	Proposed Drainage Plan	DRP01	06.03.2026

Notes to Applicant:

The applicant is reminded of Condition 2 of planning permission DC/23/1307, which states:

Standard Time Condition: *The development hereby permitted must be commenced by 24.03.2026.*

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

A number of pre-commencement conditions attached to the permission required discharge by way of a formal application prior to the commencement of any works on site. These conditions were not discharged before the permission expired. As such, any works undertaken without first discharging the relevant pre-commencement conditions would not amount to lawful implementation of the planning permission.

As these pre-commencement conditions go to the heart of the permission, and as the time limit for implementation has now passed, the planning permission is no longer capable of lawful implementation. The Council therefore considers that the permission has lapsed, is no longer extant, and that a new planning application is 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

A handwritten signature in black ink, appearing to be 'Emma Parkes', written in a cursive style.

Emma Parkes
Head of Development and Building Control