PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/23/2142

Boreham House, Church Street, Rudgwick, West Sussex, RH12 3EF

Variation of Conditions 1, 8, 9, 10 and 13 of previously approved application DC/22/2048 (Variation of condition 1 of previously approved application reference DC/22/1571 (Variation of condition 1 of previously approved application DC/22/0085 (Variation of Condition 1 (plans) and Removal of Condition 4 (finished floor levels), 5 (materials), 6 (water use), and 7 (landscaping) of previously approved application DC/19/1229 (Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing) to allow for design alterations to Unit 2) to allow for the phasing of the overall scheme) to allow for minor design changes to Unit 1.) Variation sought in respect of air source heat pump, water drainage details, finished floor levels, engineering layout, and arboricultural details including tree protection plan.

RESOLVED:

At its meeting on 09 April 2024, the Planning North Committee resolved to REFUSE the application, contrary to the Officer recommendation, for the following reason:

1 The proposed amendment, by virtue of its proximity to nearby trees would result in harm to the health and potential loss of the tree/s. The development is within the root protection area of a retained tree where development is undesirable, and in this case avoidable. This is contrary to Policy 33 of the Horsham District Planning Framework and Paragraph 136 of the National Planning Policy Framework (2023).

Case Officer: RHERMITAGE **Date:** 23.04.2024

Authorising Officer: Guy Everest **Date:** 30.04.2024