Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0067
Farthing Cottage, 13 Amberley Road, Storrington, Pulborough, West Sussex, RH20 4JE

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/20/2167

RELEVANT PLANNING HISTORY:

DC/20/2167	Erection of a first floor rear extension and installation of an extended raised platform with veranda and decking to the rear garden. Erection of a front porch	Application Permitted on 03.09.2021

PLANNING ASSESSMENT

Planning Application DC/20/2167 was granted consent on 03.09.2021. This permission was for the following:

Erection of a first floor rear extension and installation of an extended raised platform with veranda and decking to the rear garden. Erection of a front porch

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

Condition 3:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the 1.8m privacy screens have been submitted to and approved by the Local Planning Authority in writing. The details as approved shall be installed prior to the use of the enclosed ground floor area and shall be retained as such thereafter.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Paragraph 6.13 of the committee report of application DC/20/2167 notes:

> *The proposed extended platform would feature a step down from the existing single storey extension for its main useable area of decking which is considered to be appropriate and further reduce the overlooking aspect to neighbouring amenity. It is considered that given the revised scheme of the proposed extended platform with veranda and decking and the addition of privacy screening along the shared boundaries, the proposal would retain and protect the existing privacy to neighbouring amenity and therefore comply with policy 33 of the HDPF.*

The condition was thus attached to ensure that the amenity of the adjoining neighbours would be protected. The submission included photographs illustrating the existing boundary treatment layout, but

does not detail the proposed screening to protect neighbouring amenity. As such, the submitted detail is not sufficient pursuant to the discharge of condition 3 as above.

Recommendation: Application Refused

Reason for Refusal:

1 The screening information submitted pursuant to condition 3 are not considered to be additional screening nor of a sufficient quality or location to protect neighbouring amenity.

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/24/0067
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Documents	Photos		02.04.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 16.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.06.2024