Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0223
35 Brambling Road, Horsham, West Sussex, RH13 6AX

DESCRIPTION:

Application for approval of details reserved by condition 2 to approved application DC/23/1943

RELEVANT PLANNING HISTORY:

DC/23/1943	Part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road (Part-Retrospective)	Application Permitted on 26.07.2024

PLANNING ASSESSMENT

Planning Application DC/23/1943 was granted consent on 26.07.2024. This permission was for the following:

Part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road (Part-Retrospective)

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Regulatory Condition*: Within 1 month of the date of the permission hereby granted, evidence shall be submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a document titled Water Efficiency Measures reference C2826 Rev – P dated 16.08.2024 and an Installed Fittings Survey dated 06.11.2024. These outline the proposed fixtures and fittings for the dwelling. These details reflect those values provided within the Part G Water Calculator contained within the approved Water Neutrality Statement. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

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/24/0223
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Water Efficiency Measures	C2826 Rev -P	19.08.2024
Supporting Docs	Installed Fittings Survey	C2826 Rev -P	08.11.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 12.11.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.11.2024