



## DELEGATED APPLICATIONS - ASSESSMENT SHEET

### APPLICATION NO./ADDRESS:

DISC/26/0184

Sedgwick Castle House , Broadwater Lane, Copsale, West Sussex, RH13 6QJ

### DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 and 4 for approved application DC/25/0630

### RELEVANT PLANNING HISTORY:

DC/25/0630                      Erection of a detached garage.

Application    Permitted    on  
29.08.2025

### PLANNING ASSESSMENT

Planning Application DC/25/0630 was granted consent on 29.08.2025. This permission was for the following:

#### ***Erection of a detached garage.***

Consent is sought to discharge the details reserved by conditions 3 and 4.

#### **Condition 3:**

***Pre-commencement Condition:*** Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

*Specifications of external materials and surface finishes.*

*Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).*

The application is accompanied by details of materials required by the above condition. This has been reviewed by the Council's Conservation Officer, who has raised no objections.

#### **Condition 4:**

***Pre-commencement Condition:*** Notwithstanding previously submitted information, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until details have been submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development and the final specification for construction, edging and surfacing of the "no-dig" permeable hardstanding, where located within the root protection areas of protected trees in accordance with preliminary details outlined within the submitted arboricultural report by PJC Consultancy Ltd.

*Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The application is accompanied by details of foundations, tree plan, and details of the root protection required by the above condition. This has been reviewed by the Council's Arboricultural Officer, who has raised no objections.

**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.

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**Plans list for: DISC/26/0184**

Schedule of plans/documents **approved:**

| Plan Type       | Description                                | Drawing Number | Received Date |
|-----------------|--------------------------------------------|----------------|---------------|
| Supporting Docs | Geosynthetics Cellweb Tree Root Protection | NONE           | 16.06.2026    |
| Materials       | Bricks                                     | NONE           | 16.06.2026    |
| Plans           | Proposed Garage                            | CO/636/01      | 16.06.2026    |
| Materials       | External Materials schedule                | NONE           | 16.06.2026    |
| Materials       | Roof                                       | NONE           | 16.06.2026    |
| Layout plan     | Foundation Plan                            | B              | 05.08.2026    |
| Details plan    | Block and Tree Plan                        | B              | 05.08.2026    |

**DELEGATED**

Case Officer sign/initial                      Shazia Penne                      Date: 14.09.2026

Authorising Officer sign/initial                      RHERMITAGE                      Date: 15.09.2026