Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0160
Lythmere, Grouse Road, Colgate, Horsham, West Sussex, RH13 6HT

DESCRIPTION:

Application for approval of Details Reserved by Condition 3 to approved application DC/20/2087

RELEVANT PLANNING HISTORY:

DC/20/2087	Demolition of existing stables and barn. Construction of replacement stables.	Application Permitted on 26.02.2021

PLANNING ASSESSMENT

Planning Application DC/20/2087 was granted consent on 26.02.2021. This permission was for the following:

Demolition of existing stables and barn. Construction of replacement stables.

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

Condition 3:

Post-Occupation Condition*: Upon the occupation of the building hereby permitted the existing stables, as indicated on drawing no. GR-BP, shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing buildings shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site. The site of the demolished building shall be restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.*

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policies 30 and 33 of the Horsham District Planning Framework (2015).
The requirements of the condition have been satisfied.

The submission included detailed cover letter of the proposed landscaping. The proposed new stables, as permitted under DC/20/2087, will not be completed at this time. The cover letter details the current stables as unsafe and collapsing due to their age. The application requests to remove the stables, where the ground will be seeded to grass to match the surrounding landscape. The details submitted as part of the application is considered sufficient pursuant to condition 3.

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/24/0160
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Re: Discharge of Conditions re planning application DC/20/2087		14.06.2024

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 11/07/2024

Authorising Officer sign/initial Tamara Dale Date: 19/08/2024