



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0001

Land at 509467 125933 , Hilland Road, Billingshurst, West Sussex, RH14 9ZP,

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/24/1999.

RELEVANT PLANNING HISTORY:

DC/24/1999 Erection of 6 no. dwellings.

Application Permitted on
03.04.2025

PLANNING ASSESSMENT

Planning Application DC/24/1999 was granted consent on 03.04.2025. This permission was for the following:

“Erection of 6 no. dwellings.”

Consent is sought to discharge the details reserved by conditions 7 and 8: -

Condition 7:

“Pre-Commencement Slab Level Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).”

A schedule of materials has been submitted by the applicant which details the specifications for the hanging tile, brick, weatherboarding, roof tiles, UPVC windows, doors, soffits and fascias. The materials are considered acceptable having regard to the approved development and the wider surrounds.

Condition 8:

“Pre-Occupation Condition: The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

The applicant has submitted a soft and hard landscaping plan, with details of planting and retention of trees, location of grasses, meadows and boundary treatments. It is evident from the submitted information that the fences will be 1.8 metres high, with a closeboard timber, and retaining walls will be built in accordance to the specification details given. The hard landscaping works will include gravel, slab paving in herringbone pattern with both charcoal and a variety to include a mix of greys, browns and brick reds. The details are considered acceptable having regard to the approved development and the wider surrounds.

Recommendation: Application Permitted

Plans list for: DISC/26/0001

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Schedule of External Materials	NONE	05.01.2026
Layout plan	Landscape Specification and Details	2945-LLA-ZZ-ZZ-DR-L-0301 REV P01	05.01.2026
Layout plan	Detailed Hard Landscape Proposals	2985-LLA-ZZ-ZZ-DR-L-0101 REV P02	05.01.2026
Layout plan	Detailed Planting Proposals	2985-LLA-ZZ-ZZ-DR-L-0201 REV P02	05.01.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 20th February 2026

Authorising Officer sign/initial Guy Everest Date: 26.02.2026