Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0036
Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 to approved application DC/22/0096

RELEVANT PLANNING HISTORY:

DC/22/0096	Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.	Application Permitted on 20.02.2024

PLANNING ASSESSMENT
Planning Application DC/22/0096 was granted consent on 20.02.2024. This permission was for the following:

Demolition of existing buildings and erection of 36 Retirement Living Apartments and 6 Retirement Cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

Consent is sought to discharge the details reserved by condition 7, which reads as follows:

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).

To address the requirements of condition 7, the applicant has submitted a Materials Schedule. Following comments from the Officer regarding the proposed roof tile, the applicant submitted revised tile specifications under Material Schedule Rev A.

The proposed roof tile is Marley plan roof tile with matching ridge and hip tiles in natural red. Officers consider that the natural red finish is in keeping with the surrounding built form, proposed bricks and that illustrated on the approved elevational plans. The main brickwork, headers, cills and banding is proposed to be ibstock clay brick. Officers are satisfied that the proposed brick is of a good quality that will have a natural, slightly weathered finish that will integrate well into the locality. The weatherboarding is proposed it be cedral lap in white and black, and the windows are proposed to be Upvc white. The dormers would be GRP grey side cheeks and fascia and soffits would be Upvc in white to match the main roof. The raingoods are proposed to be Upvc in black and the juilet balconies in powder coated steel also in black. Officers are satisfied that these other building material elements are congruent with the proposed tile and bricks, surrounding built landscape and the approved elevational drawings.

Officers have reviewed the Materials Schedule and are satisfied that the details required under condition 7 have been addressed.

The requirements of condition 7 have been satisfied and can be discharged.

Recommendation: PERMIT

NOTE TO APPLICANT

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/24/0064
(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	Materials Schedule	Rev A	13.06.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 20.06.2024

Authorising Officer sign/initial Adrian Smith Date: 20/06/2024