Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0257
Oddstones , Spinney Lane, West Chiltington, West Sussex, RH20 2NX

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/0878

RELEVANT PLANNING HISTORY:

DC/24/0878	Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0 meters.	Application Permitted on 18.09.2024

CONSULTATIONS:
HDC Arboriculture: The manner in which the building will be founded to the ground using a steel frame supported by 15 x No 1.50m ground screws on grid of 1.5m centres; is satisfactory for condition 3 of the approved application DC/24/0878 to be discharged.

PLANNING ASSESSMENT
Planning Application DC/24/0878 was granted consent on 18.09.2024. This permission was for the following:

Demolition of existing shed and erection of outbuilding measuring 6.2 meters and 3.0 meters.

Consent is sought to discharge the details reserved by condition 3: -

Pre-commencement Condition*: The development hereby permitted shall not take place until full details of the building's foundations, including how the structure will be anchored to the floor, have been submitted to and approved by the Local Planning Authority in writing.*

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 submitted details set out a construction method which would minimise the potential for adverse impacts on surrounding trees / planting, with the Council's Arboricultural Team raising no objections to the proposed approach. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0257
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Details of work		08.10.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 28/11/2024

Authorising Officer sign/initial Guy Everest Date: 03.12.2024