Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0097
1 Oakwood Cottages, Hooklands Lane, Shipley, Horsham, West Sussex, RH13 8PY

DESCRIPTION:
Application for approval of details reserved by condition 4 to approved application DC/24/0079

RELEVANT PLANNING HISTORY:

DC/24/0079	Use of an annexe as a separate residential dwelling	Application Permitted on 06.06.2024

PLANNING ASSESSMENT
Planning Application DC/24/0079 was granted consent on 06.06.2024. This permission was for the following:

Use of an annexe as a separate residential dwelling

Consent is sought to discharge the details reserved by condition 4: -

Regulatory Condition*: Within one (1) month of the details required by condition 2 being approved, evidence shall be submitted to and approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The application is accompanied by photos indicating the installed rainwater harvesting unit and associated pipework / control units. This is accompanied by quotes from the installation company setting out the extent of the installation. The submitted details are considered to be consistent with the originally approved Water Neutrality Statement and are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0097

(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 Docs	Water Infrastructure Systems - Installation & Maintenance Instructions		13.03.2025
Supporting Docs	Tank Installation Guide		13.03.2025
Supporting Docs	Home & Garden Schematic		13.03.2025
Supporting Docs	Pro Forma Invoice		13.03.2025
Supporting Statement	Cover letter		13.03.2025
Supporting Docs	SDS Quotation		30.04.2025

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 18.06.2025