Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0256
Two Trees, Stane Street, North Heath, West Sussex, RH20 1DN

DESCRIPTION:

Approval of details reserved by condition 8 to approved application DC/20/0164

RELEVANT PLANNING HISTORY:

DC/20/0164	Demolition of existing bungalow and erection of a two storey dwellinghouse with associated landscaping	Application Permitted on 12.03.2020

PLANNING ASSESSMENT

Planning Application DC/20/0164 was granted consent on 12.03.2020. This permission was for the following:

Demolition of existing bungalow and erection of a two storey dwellinghouse with associated landscaping

Consent is sought to discharge the details reserved by condition 8.

Condition 8:

Regulatory Condition*: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.*

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Planning permission reference DC/20/0164 included an External Lighting plan reference 115 which indicated proposed lighting for the development. The Cover Letter provided as part of this DISC application requests that condition 8 be discharged in accordance with the referenced drawing.

The Proposed Lighting Scheme reference PL-C8-02 indicates that proposed lighting, including along the perimeter of the garden, on the Bin Store and Recycling/Waste Store, the Garage, and other outbuilding. Lighting is also proposed to the entrance gates. Lighting of these buildings and areas was absent from the approved plan, with the Proposed Lighting Scheme plan also showing additional lighting on the approved dwelling.

The details as presented on the Proposed Lighting Scheme plan go beyond what was approved under planning permission reference DC/20/0164, where the additional lighting would be in non-compliance with condition 8. As outlined by this condition, external lighting or floodlighting would require a formal application. For this reason, the details as submitted are considered to be unacceptable.

Recommendation: Application Refused

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/24/0256
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Lighting Types		04.10.2024
Plans	Site Movement Analyses		04.10.2024
Supporting Statement	External Lighting		04.10.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 28.01.2025

Authorising Officer sign/initial Tamara Dake Date: 28.01.2025