Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0026
Washington Paddocks, London Road, Washington, West Sussex, RH20 4AJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 to approved application DC/17/0397

RELEVANT PLANNING HISTORY:

DC/17/0397	Demolition of existing toilet facilities, erection of new toilet, shower and laundry facilities, erection of 1 new dwelling	Application Permitted on 16.11.2017

PLANNING ASSESSMENT
Planning Application DC/17/0397 was granted consent on 16.11.2017. This permission was for the following:

Demolition of existing toilet facilities, erection of new toilet, shower and laundry facilities, erection of 1 new dwelling

Consent is sought to discharge the details reserved by condition 7.

Condition 7:

Pre-Occupation Condition: *Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, die, are removed, or become 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 requirements of the condition have been satisfied.

The submitted information relating to the hard and soft landscaping details in the form of the following documents:

- Landscaping layout (received 05.06.2025)
- Landscape specification and planting (received 05.06.2025)
- Site investigation report (received 05.06.2025)
- Listed planting species (received 11.06.2025)

These details have been reviewed by the Landscape Officer who has advised the information provided with respect to condition 7 is satisfactory and meets the requirements for discharging Condition 7. We

Recommendation: Application Permitted

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/25/0026

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscaping Layout	1611 SK50A	05.06.2025
Supporting Docs	Covering letter		03.02.2025
Supporting Docs	Listed planting species		11.06.2025
Supporting Docs	Landscape specification and planting	BS 3936	05.06.2025
Supporting Docs	Site investigation report	G-18-011	05.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 01.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.07.2025