DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0095
The Old School , Steyning Road, Wiston, West Sussex, BN44 3DD

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1094.

RELEVANT PLANNING HISTORY:

DC/24/1094	Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Householder)	Application Permitted on 11.09.2024

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation:
I am satisfied condition 3 can be discharged in full.

PLANNING ASSESSMENT
Planning Application DC/24/1094 was granted consent on DC/24/1094. This permission was for the following:

Demolition of side extension and erection of a single storey side extension. Changes to fenestration and installation of 5 no rooflights. Internal alterations including new staircase (Householder)

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

Condition 3:
Pre-Commencement (Relevant Works) Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

New roof details including sections through:
- roof ridge
- valleys
- eaves
- verges

b) Samples or specifications of external materials and surface finishes.

c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The submitted documents include detailed sections of the roof, details of the external materials and relevant information on insultation. The Heritage Officer has confirmed this information is acceptable.

The provided information is considered suitable to discharge the condition.

Recommendation: Application Permitted

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/25/0095
(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
Floor plan	Proposed Build Ups	00424_P_501	24.03.2025
Roof plan	Proposed Build Ups	00424_P_502	24.03.2025
Details plan	Roof	00424_P_503	24.03.2025
Elevation plan	Proposed	00424_P_350 REV A	24.03.2025
Plans	Proposed Walls Build Ups	00424_P_500	24.03.2025

DELEGATED

Case Officer sign/initial Alice Johnson Date: 10/04/2025

Authorising Officer sign/initial Adrian Smith Date: 25/04/2025