Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0115
Sandpond Cottage , Gay Street, Pulborough, West Sussex, RH20 2HL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/23/1249

RELEVANT PLANNING HISTORY:

DC/23/1249	Use of building as holiday-let. Retention of horse transporter parking area and gates.	Application Permitted on 26.02.2024

PLANNING ASSESSMENT
Planning Application DC/23/1249 was granted consent on 26.02.2024. This permission was for the following:

Use of building as holiday-let. Retention of horse transporter parking area and gates.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:
'Regulatory Condition: Within 3 months of this decision, evidence shall be submitted to the Local Planning Authority for its approval in writing that the approved water neutrality strategy has been implemented in full, including evidence of retrofitting the fixtures and fittings within the main dwellinghouse known as 'Sandpond Cottage' and the holiday let hereby approved. The evidence shall otherwise include the specification of fittings and appliances used, evidence of their installation, details of the rainwater harvesting system installed including a minimum 35 days storage capacity, 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 applicant has submitted details of the retrofit fixtures and fittings and a flow survey accompanied with pictures of the fixtures. The details outline that the mitigation measures within the Water Neutrality Statement (approved as part of the original planning permission) have been installed, such that the development would achieve water neutrality. The details contained within the submission are therefore considered acceptable.

Condition 4:
'Regulatory Condition: Prior to the installation of the gates hereby permitted, details of the fence, including elevations, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).'

The applicant has submitted details of gates in the form of a block plan, together with elevations and materials. The gates would be of a design and form which would be expected in a rural location and are therefore considered acceptable in this location. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0115
(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
Plans	Gate and Boundary Plan and Elevation	2519	22.05.2024
Supporting Docs	Water Efficiency Measures		22.05.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 04/07/2024

Authorising Officer sign/initial Guy Everest Date: 25.07.2024