Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1272
Blatchford House, 52 Kings Road, Horsham, West Sussex, RH13 5PR

DESCRIPTION:

Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works (Full Planning).

RELEVANT PLANNING HISTORY:

HU/177/94	Change of use to residential care home Site: Blatchford House 52 Kings Road Horsham	Application Permitted on 21.09.1994
HU/280/94	Variation of condition 3 on hu/177/94 to allow occupation by a maximium of 12 residents Site: Blatchford House 52 Kings Road Horsham	Application Permitted on 13.12.1994
DC/26/1273	Change of use from supported living accommodation to a single dwellinghouse, associated internal and external alterations, construction of detached double garage, alterations to vehicular access, boundary wall repairs and landscaping works (Listed Building Consent).	Pending Consideration

DESCRIPTION OF THE SITE

Blatchford House is a substantial detached Grade II listed Victorian building within mature grounds on the south-eastern side of Kings Road, Horsham. It was originally constructed as a private residence and was subsequently adapted for residential care. The surrounding area is predominantly residential. The site includes established trees, front hardstanding and an existing vehicular access.

DESCRIPTION OF THE APPLICATION

Full planning permission is sought for a change of use from supported living/residential care accommodation to one private dwellinghouse, with internal reconfiguration, replacement windows, refurbishment, a detached double garage, alterations to the vehicular access, repairs and railings to the boundary wall and associated landscaping. Revised drawing 260039/08A incorporates changes to the garage roof design.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 17 - Exceptions Housing Schemes
Policy 18 - Retirement Housing and Specialist Care
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Horsham Town Neighbourhood Plan:
Horsham Blueprint Business Neighbourhood Forum is a designated body of the Unparished Area of Horsham Town. The Forum comprises of representatives from Denne Neighbourhood Council, Forest Neighbourhood Council and Trafalgar Neighbourhood Council.

Policy HB1 – Location of Development
Policy HB2 – Meeting Local Housing Needs
Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design

Parish Design Statement:

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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: Comment

The Conservation Officer raises no objection in principle to the proposed change of use of Blatchford House from supported living accommodation back to a single dwelling, considering that this would allow the listed building to be experienced more closely as originally designed and would preserve its special architectural and historic interest. The officer notes the building's significance as the former home of Robert Blatchford and acknowledges its evolution within the changing urban context of Horsham. The proposed internal alterations are generally acceptable; however, further care is recommended when creating new openings to ensure that any historic fabric is identified and preserved. Clarification is also sought regarding the treatment of blocked-up openings and whether existing doors will be retained as evidence of the building's historic layout. Support is expressed for the replacement of existing uPVC windows with timber alternatives, while existing timber windows to the rear should be retained and repaired.

No objection is raised to the proposed alterations to the front boundary wall and the addition of railings, as these would maintain views of the building from the public realm whilst appropriately defining private space. However, the proposed double garage is not supported. The Conservation Officer considers that the current design fails to reflect the quality, elegance and architectural character of the listed building and would result in harm to its setting. A more carefully designed outbuilding, better related to the host dwelling and contributing positively to the significance of the site, is therefore recommended.

Re-consultation (Received 14.10.2026): No Objection

The amended plans address previous concerns relating to the garage design. The addition of a dormer window is considered a positive enhancement that improves the overall appearance of the structure and enables it to relate more sympathetically to the character and significance of the host listed building. As a result, the Conservation Officer no longer objects to this element of the scheme and advises that, should planning permission be granted, appropriate conditions be attached as set out in their consultation response.

WSCC Highways: No Objection

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (in line with
TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of representation has been received in support of the application.

- Comments regarding the protection of existing trees, specifically seeking reassurance that the proposed alterations will not adversely affect the tree located on the highway verge to the front of the property or the mature conifer trees along the front-right boundary, provided they are healthy.

Parish Comments:

Horsham Town Parish Council: Comment

Neutral position on the application. While Members welcomed the proposed sash windows, considering them a sympathetic enhancement to the character of the building, they expressed some concerns regarding elements of the proposed construction and whether the overall design is fully in keeping with the character and setting of the listed building. In particular, Members suggested that a pitched roof finished with traditional tiles may be more appropriate and reflective of the host building and surrounding area than the currently proposed roof design. The Town Council also noted that no comments from the Heritage Officer were available at the time of its consideration and emphasised that the Local Planning Authority should give significant weight to the Heritage Officer's assessment to ensure the proposal preserves the significance, character and setting of the listed building.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policies 1 and 3 of the HDPF support sustainable development in appropriate locations within the settlement hierarchy. Policy 16 seeks to ensure that local housing needs are met, whilst Policy 18 supports the provision of retirement housing and specialist care accommodation. The supporting text to Policy 18, particularly paragraphs 6.10–6.11, recognises the accommodation needs of individuals requiring varying levels of care and support. Policy 42 further seeks to promote inclusive and sustainable communities.

The NPPF recognises the importance of meeting the housing needs of different groups within the community, including those requiring specialist accommodation. The Northern West Sussex Strategic Housing Market Assessment identifies a continuing need for specialist accommodation within Horsham District. Accordingly, the proposed loss of supported living accommodation is a material consideration in the assessment of the application.

Blatchford House was originally constructed as a private dwellinghouse and was subsequently used to provide supported living accommodation. Planning permission HU/177/94 authorised the use of the premises subject to specific conditions, with subsequent permission HU/280/94 allowing occupation by a maximum of 12 residents. Of particular relevance, Condition 4 of the original permission restricted the operation of the accommodation to Richmond Fellowship. The reason for the condition explained that permission would not normally have been granted for such development in this location and that the Local Planning Authority had regard to the particular circumstances of the proposal in granting permission exceptionally.

This restriction is relevant in understanding the circumstances under which the use was originally permitted, indicating that its acceptability was considered in the context of the specific operator and arrangements proposed. However, the condition does not, in itself, establish that the building could not continue to accommodate an alternative supported living use, subject to any necessary planning consent.

Further clarification has been provided by the applicant's agent following discussions with Waythrough, the former operator. Waythrough has confirmed that the accommodation operated as supported living rather than a conventional institutional care facility, with residential arrangements more akin to an HMO. The accommodation provided housing for adults with mental health support needs, with support services delivered through a separate provider. Whilst the arrangements were described as being similar to an HMO, this does not establish a separate lawful HMO use. The agent has also confirmed that Waythrough was formed following the merger of Richmond Fellowship with another charity and effectively continued its previous role, providing relevant context in relation to Condition 4.

In terms of the scale of the former accommodation, the original permission, as varied, allowed a maximum of 12 residents. Information provided by the applicant indicates that the accommodation subsequently operated with approximately eight available places, with records showing that five residents remained in occupation during October 2024. This represents a lower level of occupancy than the maximum originally permitted and indicates that the facility was not operating at its authorised capacity at that time. Whilst this provides some context regarding the scale and level of occupation of the former service, it does not necessarily demonstrate a sustained decline in demand or establish that the accommodation was no longer required. Nevertheless, the facility was relatively modest in scale, and the actual level of occupation is a relevant consideration when assessing the nature and extent of the proposed loss.

Regarding the cessation of the previous use, Waythrough has explained that the third-party company responsible for delivering support services on its behalf ceased trading. This resulted in the existing operational arrangements becoming unviable for Waythrough to continue providing the service from the premises. It has further been advised that the building was considered unfit for purpose, having regard to its condition and suitability for the former operation. The property subsequently became vacant and was marketed and sold at auction, with the sale to the current owner completing on 7 May 2026.

The additional information provides a reasonable explanation for the circumstances which led to the cessation of the former supported living service. In particular, the closure arose from the failure of the third-party support arrangements and the reported unsuitability of the premises for the requirements of

the former operator. These circumstances are relevant to the planning assessment and provide some justification for why the previous service could not continue under its existing arrangements.

The subsequent auction sale is also relevant insofar as the property was made available for acquisition on the open market. However, whilst the sale demonstrates that the property was offered to prospective purchasers, no substantive evidence has been provided to establish that it was specifically marketed to alternative supported living or specialist accommodation providers. The auction sale therefore cannot, in isolation, demonstrate that there was no continuing demand for the accommodation or that an alternative specialist use would not be feasible.

Similarly, whilst the former operator has identified concerns regarding the suitability of the building, no detailed assessment has been provided to establish whether the premises could reasonably be adapted for continued supported living or another form of specialist accommodation. The absence of this information limits the weight that can be afforded to the suggestion that the building is no longer suitable for specialist use. Nevertheless, the explanation provided by Waythrough is relevant evidence of the circumstances surrounding the cessation of the former service.

In considering HDPF Policy 18, it is recognised that the previous supported living accommodation contributed towards meeting the needs of individuals requiring mental health support. Its loss therefore weighs against the proposal, particularly having regard to the identified need for specialist accommodation within the district. However, Policy 18 primarily seeks to support the provision of retirement housing and specialist care accommodation and does not contain an express prohibition on the loss of existing supported living accommodation or prescribe a mandatory marketing or viability exercise to justify a change of use. The proposal must therefore be considered on its individual merits, having regard to the circumstances of the site and the wider planning balance.

In this instance, the particular circumstances of the former operation are material. The accommodation was subject to a specific operator restriction, the service depended upon third-party support arrangements which subsequently ceased, and the former operator identified concerns regarding the suitability of the building for its previous purpose. The information regarding occupancy also indicates that only five residents remained in October 2024, compared with the maximum of 12 originally permitted. Whilst this does not establish that there was no continuing need for specialist accommodation, it provides context regarding the operation of the facility prior to its closure. Taken together, these matters provide an explanation for why the former service ceased and the property subsequently became available for an alternative residential use.

It is acknowledged that continued use of the building for supported living accommodation could also potentially secure its ongoing occupation, maintenance and conservation. Accordingly, the heritage benefits of the proposal are not considered to demonstrate, in isolation, that the existing use could not reasonably continue. Nevertheless, the proposed scheme provides an identified opportunity to secure the refurbishment and reoccupation of the building, with associated works which have been assessed as acceptable in heritage terms.

In balancing these considerations, the loss of accommodation previously serving individuals with mental health support needs would be unfortunate, having regard to HDPF Policies 16, 18 and 42 and the wider identified need for specialist housing. On balance, having regard to the particular circumstances of the former supported living operation, the lower level of occupation reported prior to closure, the subsequent sale of the property and the benefits associated with the proposed refurbishment and reuse of the listed building, the proposal is considered acceptable in principle, subject to other relevant planning considerations.

Design and Appearance:

HDPF Policies 32 and 33, the relevant policies of the Horsham Town Neighbourhood Plan (including HB3 and HB4), and NPPF design policies require a high standard of design responsive to context. The main building would retain its substantial established form and scale.
The replacement of modern uPVC windows with traditionally detailed painted timber windows and repair of the frontage would generally improve its appearance. The proposed garage would be positioned on an existing hardstanding/slab within the grounds, and would be set back from principal

elevation. The initial design raised conservation concerns; amended drawing 260039/08A adds a dormer and revises the roof, and the Conservation Officer subsequently withdrew their objection. Subject to the detailed heritage conditions, the development is considered acceptable in design terms.

Heritage:

The building is Grade II listed and sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to its preservation, including its setting and features of special interest as applicable. HDPF Policy 34 and NPPF policies HE4 and HE6 apply; substantial weight must be given to conservation.

The submitted Heritage Statement identifies the significance of the Victorian external composition, surviving plan form and mature setting. Internal works largely seek to remove later subdivisions and redundant services, and timber sash windows would replace modern uPVC units.

The Conservation Officer raises no objection in principle but has sought careful treatment of historic openings and architectural features and retention/repair of existing rear timber windows. Initial objections to the garage have been overcome following amended plans. Conditions requiring detailed dormer and roof construction drawings, a schedule of doors and architectural features, and external material specifications are necessary to secure appropriate treatment. On this basis the proposal is considered to preserve the significance and setting of the designated heritage asset and provide some heritage enhancement, consistent with Policy 34 and the NPPF.

Residential Amenity:

Policy 33 of the HDPF requires that development respects the amenities of neighbouring occupiers, including considerations of privacy, outlook, light and noise.

The proposal would retain a single residential occupation of an existing substantial building, with no material extension to the principal house. The detached garage and boundary works are ancillary to the dwelling. In view of the established residential context and the nature of the proposed use, no unacceptable overlooking, loss of light, or noise/disturbance impacts on neighbours are identified on the submitted information. The scheme is considered acceptable under HDPF Policies 32 and 33, subject to the approved plans.

Highways Impacts:

Policies 40 and 41 of the HDPF, together with the relevant provisions of the NPPF, seek to ensure that development provides safe and suitable access, adequate parking provision and does not result in unacceptable impacts on highway safety or severe cumulative impacts on the highway network.

WSCC has assessed the proposal and raises no objection. Kings Road is a C-classified road subject to a 30mph speed limit. The LHA has reviewed the recorded collision data for the previous five years and identified one incident at the access onto Kings Road. However, this was not attributable to the operation of the access or any existing highway safety concern. The LHA therefore considers that there is no evidence of an existing safety issue that would be exacerbated by the development.

The proposed widening of the existing vehicular access is considered acceptable in highway safety terms. The proposed boundary railings would maintain visibility between vehicles emerging from the site and pedestrians using the adjoining footway. The LHA advises that any works affecting the publicly maintained highway would require a separate licence and approval from WSCC. Furthermore, the proposed entrance gates must be positioned and operated entirely within the application site, without obstructing or overhanging the public highway.

In terms of parking provision, the LHA has considered the WSCC Parking Demand Calculator, which identifies a requirement for three parking spaces for the proposed dwelling. The existing frontage hardstanding provides sufficient space to accommodate this requirement independently of the proposed double garage. Although the proposed garage dimensions are slightly below the WSCC standard for accommodating two vehicles alongside cycle storage, the LHA is satisfied that adequate

parking provision would remain available within the site. Sufficient manoeuvring space is also available to enable vehicles to enter and leave the site in a forward gear.

With regard to traffic generation, the LHA considers that the change from the previously permitted supported living use to a single dwellinghouse would be unlikely to result in any adverse impact on the capacity or operation of the surrounding highway network. The proposal would not be expected to generate a level of vehicular activity greater than that associated with the former use.

Overall, having regard to the existing access arrangements, proposed improvements, adequate on-site parking and manoeuvring provision, and the findings of the LHA, it is considered that the development would not result in an unacceptable impact on highway safety or severe cumulative impacts on the highway network. Subject to a condition securing appropriate cycle parking provision, the proposal is considered acceptable in highway terms and accords with Policies 40 and 41 of the HDPF and the relevant provisions of the NPPF.

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Cycle parking facilities
- Water limitation

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposed loss of a former residential care home is a material consideration, particularly having regard to HDPF Policies 16, 18 and 42 and the NPPF provisions relating to specialist accommodation. Nonetheless Policy 18 does not impose an express prohibition on the change of use.

In favour of the proposal, the site is situated within an established residential area in a sustainable location, and the proposed use would return the Grade II listed building to its original function as a single dwellinghouse. The proposed development would facilitate the refurbishment and reoccupation of the property, including works intended to improve its condition and restore elements of its architectural character. The Conservation Officer has raised no objection in principle to the proposed change of use and considers that the return to a single dwellinghouse would allow the building to be

experienced more closely as originally designed. The proposed works would therefore provide heritage benefits, subject to appropriate controls safeguarding the building's significance.

The proposal would result in no harm to the amenity of nearby residential properties and users of land, and the proposal would not impact upon the safety and function of the highway network.

For these reasons, the proposed development is acceptable, subject to the following conditions.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-commencement 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:

i) new dormer windows.
These drawings must show:
- materials
- decorative/protective finish
- formation of openings including dormer construction,
- method of opening
- method of glazing

ii) Roof details including sections through:
- roof ridge
- hips
- eaves
- verges
- verges and bargeboards

b) Schedule identifying all doors, doorcases, and other architectural features that are to be altered, relocated, concealed or removed, fully describing the work proposed.

c) Samples or specifications of external materials and surface finishes including new railings and gate.

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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 260039/ 08 Revision A and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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).

8 **Regulatory Condition**: The garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Blatchford House, 52 Kings Road, Horsham as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-orvehicle-crossovers-for-driveways-licence/

NOTE TO APPLICANT
Biodiversity Net Gain Condition
Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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: DC/26/1272
(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	Lower Ground Floor & Ground Floor Plans - Existing	260039/ 01	07.08.2026
Floor plan	First Floor Plan & Second Floor / Roof Plan - Existing	260039/ 02	07.08.2026
Elevation plan	Elevations - Existing	260039/ 03	07.08.2026
Site plan	Site Plan - Existing	260039/ 04	07.08.2026
Floor plan	Lower Ground Floor & Ground Floor Plans - Proposed	260039/ 05	07.08.2026
Floor plan	First Floor Plan & Second Floor / Roof Plan - Proposed	260039/ 06	07.08.2026
Elevation plan	Elevations - Proposed	260039/ 07	07.08.2026
Plans	Existing and Proposed Boundary Wall Plans & Elevations, Proposed Double Garage, Window Details & Site Plan	260039/08 Revision A	30.09.2026
Location & Site plan	Site Location and Block Plans - Existing	260039/ 09	07.08.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.10.2026

Authorising Officer sign/initial Tamara Dale Date: 30.10.2026