Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Harleydene

Address Line 1

Sandgate Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Storrington

Postcode

RH20 3HJ

Description of site location must be completed if postcode is not known:

Easting (x)

509986

Northing (y)

114586

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

J

Surname

Casey

Company Name

Address

Address line 1

Harleydene Sandgate Lane

Address line 2

Address line 3

Town/City

Storrington

County

West Sussex

Country

Postcode

RH20 3HJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Harvey

Company Name

Simon Harvey Designs Ltd

Address

Address line 1

2 Greenfield Way

Address line 2

Storrington

Address line 3

Town/City

Pulborough

County

Country

United Kingdom

Postcode

RH20 4PY

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Incorporation of existing curtilage land including any required change of use, so as to include into residential garden, erection of detached garage with new boundary treatments and gate details.

Reference number

DC/24/1827

Date of decision (date must be pre-application submission)

07/04/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3- Pre-commencement Condition: No works shall commence until full details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning
Authority. The details shall include plans and measures addressing the following:
(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

4 - Pre-commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until an Arboricultural Method Statement (AMS) detailing all trees and hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The AMS shall be prepared in accordance with ref: MDJAC-BS24137-AIAPMS-01 Rev A and the accompanying Tree Protection Plan dated 08/01/25.

5- Pre-commencement Condition: No development shall commence until a no-dig driveway
construction plan has been submitted to and approved in writing by the Local Planning
Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012
standards concerning trees in relation to design, demolition, and construction. The development must be carried out at all times in strict accordance with the approved details.
Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Refer to Statement and accompanying drawing 125_104_revision B_No dig driveway and Landscaping Plan

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

07/04/2025

Details of the pre-application advice received

Ongoing discussions with Planning Officer

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Simon Harvey

Date

09/04/2025