



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0150

5 Coniston Close, Horsham, West Sussex, RH12 4GU

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0305.

RELEVANT PLANNING HISTORY:

DC/25/0305	Erection of replacement front porch, demolition of existing conservatory and erection of a two-storey rear extension.	Application Permitted on 23.05.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0305 was granted consent on 23.05.2025. This permission was for the following:

Erection of replacement front porch, demolition of existing conservatory and erection of a two-storey rear extension

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission sets out the following proposed materials: -

- External walls: brickwork and very light grey weatherboarding features to first floor elevations, with existing white weatherboarding removed.
- Roof Tiles: to match those on the main house, which are to be replaced to ensure a consistent finish.
- Windows and doors: white uPVC double glazed units.

The proposed materials are consistent with the approach set out on the original planning permission and remain appropriate in relation to the host building and approved development. The submitted details are therefore considered acceptable.

It is noted that a representation has been received in respect of replacement windows at the property, which do not feature the glazing bars indicated on the approved planning drawings. This current application seeks approval solely for the materials, which in the case of windows would remain PVC, and does not make any amendments to the approved drawings. The glazing pattern of the windows

was instead investigated under a separate compliance investigation, ref: EN/26/0132, and this represents the appropriate route to consider changes from the approved plans.

Recommendation: Application Permitted

Plans list for: DISC/26/0150

(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
Supporting Statement	Condition 3 Materials Statement	NONE	11.05.2026
Supporting Docs	Additional Material Details	NONE	08.09.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.09.2026

Authorising Officer sign/initial Guy Everest Date: 10.09.2026