Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/23/0256
Coolham House Cottage, Billingshurst Road, Coolham, West Sussex, RH13 8QN

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/23/1728

RELEVANT PLANNING HISTORY:

DC/23/1728	Variation of condition 3 of previously approved application DC/21/1027 (Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with ancillary 3-bay cart shed garage) Variation sought to allow for consideration of water neutrality requirements.	Application Permitted on 14.11.2023

PLANNING ASSESSMENT

Planning Application DC/23/1728 was granted consent on 14.11.2023. This permission was for the following:

Variation of condition 3 of previously approved application DC/21/1027 (Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with ancillary 3-bay cart shed garage) Variation sought to allow for consideration of water neutrality requirements.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures required by the approved water neutrality strategy (Water Neutrality Report reference D2776 Rev P- by CGS Civils dated 17.08.2023) have been submitted to and approved in writing by the Local Planning Authority.*

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 a Schedule of Fittings received 03.04.2024. These details correspond with the flow rates and figures provided within the Part G Calculator contained within the approved Water Neutrality Report reference D2776 Rev P- dated 17.08.2023. It is therefore considered that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/23/0256
(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	Schedule of Fixtures and Fittings	NONE	03.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 04.04.2024

Authorising Officer sign/initial Adrian Smith Date: 04/04/2024