DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0077
Sluetts Farm Buildings, Two Mile Ash, Horsham, West Sussex, RH13 0LA

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 to approved application DC/23/0306

RELEVANT PLANNING HISTORY:

DC/23/0306 Erection of temporary agricultural workers dwelling. Application Permitted on 23.02.2024

PLANNING ASSESSMENT

The application seeks the approval of condition 5 of the above permission, condition 5 states: -

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).

In response to the above condition the applicant has provided the following documents:

- Covering Letter – received 12.04.2024.

In response to the above condition the applicant has provided a 'Covering Letter' detailing external materials and colours. The submitted details has been reviewed by the Case Officer, it has been noted that the submitted materials are acceptable and consistent to the approved plans relating to Ref: DC/23/0306:

- Aluminium cladding in the colour Seafoam (cream)
- Roof 150mm fibreglass insulation
- Pitched pan tile roof in grey and white domestic gutters.
- White windows and doors (upvc) including fixed window to the front elevation.
- Lagged hot and cold water exterior pipework.
- Exterior light in white.

The submitted material palette would appear acceptable in this location and would cohere with the proposed design. As such, it is considered, that details submitted pursuant to Condition 5 are acceptable.

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/24/0077
(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 Docs	Covering Letter		12.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.06.2024

Authorising Officer sign/initial Tamara Dale Date: 07.06.2024