Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0161
Hurston Place, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 2 and 3 to approved application DC/24/0261

RELEVANT PLANNING HISTORY:

DC/24/0261	Construction of an open-air pool and related pool house (Listed Building Consent).	Application Permitted on 31.05.2024

PLANNING ASSESSMENT

Previous application DC/24/0261 was granted consent on 31/05/2024. This permission was for:

Construction of an open-air pool and related pool house (Householder Application).

Consent is sought to discharge the details reserved by condition(s): **2**; **3**.

2 ***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 windows & external doors.
These drawings must show:
- materials
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing

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).

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3 ***Pre-Commencement Condition****: Prior to commencement of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*
- Details of all hard surfacing materials and finishes

- Details of all boundary treatments
- Details of all external lighting

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Details have been submitted in relation to the above conditions, in the form of plans and supporting statements. The accompanying plans and statement detail the doors and windows adequately as well as proposed hard / soft landscaping and material choices of basalt paving. Horsham District Council Conservation were also satisfied with the provided window plans, landscape plans and material selections. It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 3 and 4 be discharged.

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/24/0161
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Windows & External Doors Details as Proposed		24.06.2024
Plans	POOL GARDEN PLANTING PLAN	CM24/EK01/011	24.06.2024
Plans	POOL GARDEN LIGHTING PLAN	CM24/EK01/012	24.06.2024
Elevation & Floor plan	HURSTON PLACE - LISTED BUILDING		24.06.2024
Elevation & Floor plan	MATERIAL		24.06.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 21/08/2024

Authorising Officer sign/initial RHERMITAGE Date: 30.08.2024