Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0163
Hurston Place, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3, 4 and 5 to approved application DC/24/0260

RELEVANT PLANNING HISTORY:

DC/24/0260	Construction of an open-air pool and related pool house (Householder Application).	Application Permitted on 31.05.2024

PLANNING ASSESSMENT

Previous application DC/24/0260 was granted consent on 31/05/2024. This permission was for:

Construction of an open-air pool and related pool house (Listed Building Consent).

Consent is sought to discharge the details reserved by condition(s): **3**; **4**; **5**.

3 ***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).

4 ***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).

5 ***Pre-Commencement (slab Level) Condition**: No development above ground floor slab level shall commence until full details of the rainwater harvesting system required by the approved water neutrality strategy (JWA Water Neutrality Statement), including details of rainwater storage, 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 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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. The plans relating to the rainwater harvesting details and the position of the tank (located underground) and are judged to be acceptable. 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; 4 and 5 can 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/24/0163

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Windows & External Doors Details as Proposed	161	25.06.2024
Plans	Water Management as Proposed in WN Statement	191	25.06.2024
Supporting Statement	Water Neutrality Statement		25.06.2024
Plans	Pool Garden Planting Plan	CM24/EK01/011	25.06.2024
Plans	Pool Garden Lighting Plan	CM24/EK01/012	25.06.2024
Supporting Docs	Discharge of Condition Statement		25.06.2024
Materials	Materials for Condition 3		25.06.2024

DELEGATED

Case Officer sign/initial	J.Burrowes	Date:	21/08/2024
Authorising Officer sign/initial	RHERMITAGE	Date:	30.08.2024