Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0062
Little Hookland, Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3DJ

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1826.

RELEVANT PLANNING HISTORY:

DC/24/1826	Erection of oak framed garage in front garden.	Application Permitted on 29.01.2025

PLANNING ASSESSMENT

Planning Application DC/24/1826 was granted consent on 29.01.2025. This permission was for the following:

Erection of oak framed garage in front garden.

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

3 ***Post-Development Condition****: The garage hereby permitted shall not be first used until full details of new hedgerow planting along the front boundary of the site has been submitted to the Local Planning Authority for its approval in writing. The details shall include plans and specifications to address the following: -*

(a) Details of all proposed planting, including schedules specifying species, planting size, densities and plant numbers and pit details.

The approved planting shall be fully implemented in accordance with the approved details within the first planting season following the written approval of the Local Planning Authority. Any planting within the approved scheme which, within a period of 10 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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).

A planting plan has been submitted to the Department. A further revised planting plan has been submitted and received by the Department on 1 April 2025 providing further details of planting and would replace the planting plan initially submitted as part of this application. Email correspondence on 1 April 2025 further clarifies the height of the proposed hedge.

The application for submitted to this Discharge of Conditions application and the revised planting plan received by the Department on 1 April 2025 indicates that the existing close boarded fence at the

boundary fronting the highway would be removed and replaced by two rail fencing, and European Beech, *Fagus Sylvatica*, would be planted along the boundary. Each plant would be between 1.2 – 1.5 metres in height when planted and would be planted at a density of 6 plants per metres in a staggered double row. Approximately 150 plants would be planted in total along the front boundary of the site fronting the highway.

It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 3 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/25/0062
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans		LH-SJB-001 REV A	01.04.2025

DELEGATED

Case Officer sign/initial Joshua Lee Date: 01.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 23.04.2025