Horsham District Council

Mrs Tracey Miles
Fernhaven
Grouse Road
Colgate
Horsham
West Sussex
RH13 6HT

Our ref:	DISC/24/0311
Your ref:	
Email:	planning@horsham.gov.uk
Direct Line:	01403 215059
If Calling Please ask for:	Halima Chowdhury
Date:	4th June 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Condition 4 and 5 to approved application DC/20/2352

Fernhaven Grouse Road Colgate Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following conditions:

4. **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, roofs, windows and doors 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. The proposed materials and colours selected shall accord with the High Weald AONB Design Guide for New Housing Development and the High Weald Colour Study.

   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 within the setting of an AONB in accordance with Policy 30 and 33 of the Horsham District Planning Framework (2015).

Date of approval - 4th June 2025

5. **Pre-commencement (Slab Level) Condition**: No development above ground floor slab level of the new dwelling hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage for the dwelling. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage

to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

Date of approval - 4th June 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Email correspondence (condition 5)		15.05.2025
Supporting Docs	Windows Specifications		07.11.2024
Supporting Statement	Condition 4 Statement		07.11.2024
Photos	Front Door Photo		07.11.2024
Materials	Roof Tile		07.11.2024
Photos	House Front Photo		07.11.2024
Photos	House Rear Photo		07.11.2024
Supporting Docs	Colour Palette		07.11.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control