Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0214
Delspride, Kent Street, Cowfold, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/24/0560

RELEVANT PLANNING HISTORY:

DC/24/0560	Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses	Prior Approval Required and PERMITTED on 05.06.2024

PLANNING ASSESSMENT
Prior Notification DC/24/0560 was granted consent on 05.06.2024. This notification was for the following:

Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses

Consent is sought to discharge the details reserved by condition 2: -

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 buildings 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 the National Planning Policy Framework.

The application has been submitted in respect of the materials for Lot 2 only (with the original prior approval site covering two neighbouring buildings which had been divided into separate lots and which were subject to separate ownership. The submitted details include a materials schedule and an accompanying elevation plan, with the key details outlining stone cladding to the lower half of the façade with composite panel cladding boarding above and a stone coated heritage tile for the roof. The proposed materials are considered appropriate to the nature of the conversion and taking into account the rural location and nature of surrounding development, with the details therefore acceptable.

As the details relate solely to Lot 2 this has been clarified in the description of the application, with an informative also recommended to advise that a further approval of details application would be required prior to development commencing in respect of Lot 1.

Recommendation: Application Permitted

NOTE TO APPLICANT
The applicant is advised that this decision relates solely to the approval of details in respect of Lot 2. A further approval of details application will be required prior to the commencement of any development in respect of Lot 1.

Plans list for: DISC/24/0214
(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	Schedule of Materials and Finishes and Colours		20.08.2024
Details plan		06	14.10.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 07/11/24

Authorising Officer sign/initial Guy Everest Date: 18.11.2024