DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0243
Pantiles , Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0586

RELEVANT PLANNING HISTORY:

DC/24/0586	Erection of a front and rear two-storey extension including internal remodelling and erection of a single storey detached pool room.	Application Permitted on 12.06.2024

PLANNING ASSESSMENT

Previous application DC/24/0586 was granted consent on 12/06/2024. This permission was for:

Erection of a front and rear two-storey extension including internal remodelling and erection of a single storey detached pool room.

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

Condition 3:

3 ***Pre-commencement (Slab Level) Condition****: Notwithstanding the submitted details, 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 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.*

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 Policy 33 of the Horsham District Planning Framework (2015).

Details have been submitted in relation to the above condition, in the form of a materials report. Each new material has been documented including: timber cladding in 'burnt cedar'; white render; powder coated ally window frames and roof tiles. The material choices are considered appropriate and would not thought to be of harm to the existing dwelling / neighbouring amenity and character. 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/24/0243
(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	Planning Conditions dated 23.09.2024		23.09.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 12/11/2024

Authorising Officer sign/initial T Dale Date: 18/11/2024