Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0198
Scout Hall, 104 Bishopric, Horsham, West Sussex, RH12 1QN

DESCRIPTION:

Approval of details reserved by conditions 3,4,5,6 and 7 to approved application DC/22/1451

RELEVANT PLANNING HISTORY:

DC/22/1451	Demolition of existing buildings and erection of a detached single storey 3-bedroom dwelling.	Application Permitted on 26.07.2023

PLANNING ASSESSMENT

Planning Application DC/22/1451 was granted consent on 26.07.2023. This permission was for the following:

Demolition of existing buildings and erection of a detached single storey 3-bedroom dwelling.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6 and 7.

Condition 3:

Pre-Commencement Condition*: The development hereby approved shall not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following relevant measures:*

i) Detailed site logistics arrangements, including locations of site compounds, location for the loading and unloading of plant and materials, any site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
ii) Details regarding parking of site operatives, visitors and deliveries;
iii) The method of access to and from the construction site;
iv) Locations and details for the provision of wheel washing facilities;
v) Loading and unloading of plant and materials;
vi) Storage of plant and materials used in the construction of the development;
vii) The erection and maintenance of any security hoarding;
viii) Measures to control the emission of dust and dirt during construction;
ix) A scheme for recycling/disposing of waste resulting from demolition and construction works.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

The submitted Construction and Environmental Management Plan outlines the demolition of an existing scout hut and the construction of a single-storey timber frame building with landscaping. The project is managed, with working hours set from 8 am to 4 pm on weekdays and 9 am to 12 pm on Saturdays. Due to limited site access via a footpath, material transport and logistics are carefully planned to minimise disruption to neighbours, with measures like coordinated deliveries, limited parking, and the use of lightweight materials. Dust and noise mitigation strategies include wetting down areas during demolition, erecting marquees, and using specific machinery to reduce environmental impact. Amendments in September 2024 focus on detailed dust control, such as controlled demolition and on-site reuse of crushed brick material, ensuring minimal disruption and adherence to environmental standards.

Following consultation with the Council's Environmental Health Officers and WSCC Highways, no objection was raised with regards to the proposed method statement. The submitted detail is therefore considered sufficient pursuant to condition 3.

Condition 4:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The submitted drainage layout illustrates that foul water connection would be made to the existing network west of the site, and that surface water drainage would be accommodated via a soakaway system. Rainwater collected from the roof would be recycled for use within the dwelling (as required by the Water Neutrality Statement). With the above in mind, Officer are content that the foul and surface water drainage would be suitable disposed of / reused. The submitted detail is therefore considered sufficient pursuant to condition 4.

Condition 5:

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 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).

The submitted material specification illustrates that the dwelling would be composed of the following materials:

- Sedum roof
- Dark grey powder coated aluminium doors / windows
- Bea Clay Nevado brick (above DPC)
- Staffordshire Blue brick (below DPC)
- Slate grey Cedral weatherboarding
- Black svps/downpipes

The proposed dwelling is one of a more contemporary design, in which the proposed material specification as set out above would complement the resultant appearance of the dwelling once completed. Officers are therefore satisfied that the submitted detail is sufficient pursuant to condition 5.

Condition 6:

Pre-Commencement (Slab Level) Condition*: No development shall commence above slab level until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Updated Preliminary Roost Assessment (Cherryfield Ecology, January 2023), shall be submitted to and approved in writing by the local planning authority.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The submission included a details of the biodiversity mitigations (bat boxes) and proposed method of low level lighting. Following consultation with the Council's Ecological Consultant, no objection was raised with regards to the proposed measures. The submitted detail is therefore considered sufficient pursuant to condition 6.

Condition 7:

Pre-commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (ASAPS received 07.10.2022) 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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The submitted drainage layout plan indicates the location of the 5,000l tank for the proposed harvesting system, and the feed of downpipes from the roof. The capacity of the tank would sufficiently provide for a 35day drought contingency (3,419l as per the WNS). An email from the applicants' agent (dated 23.09.2024) confirms that the fixtures proposed remains unchanged from the approved WNS Part G calculation. With the above in mind, the submitted detail is considered sufficient pursuant to condition 7.

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/24/0198
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Materials	Material Specification	647 B1	30.07.2024
Layout plan	Proposed Drainage and Lighting Layout	647 PL120 rev A	21.10.2024
Supporting Docs	Construction and Environmental Management Plan	NONE	23.09.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 15.11.2024

Authorising Officer sign/initial TDALE Date: 19.11.2024