DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0113
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 8 to approved application DC/22/1059

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following:

Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Consent is sought to discharge the details reserved by condition 8.

Condition 8:
Pre-Commencement (Slab Level) Condition: Notwithstanding the details shown on the submitted materials plan [Apartment Block - Proposed Elevations, A(21)001, received 10th Aug 2023], no relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:
a) Drawings to a scale not smaller than 1:5 fully describing:
i) new windows to public-facing elevation(s):
These drawings must show:
- cross section of frame, transom, mullions, glazing bars, etc
- formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
- method of opening
- method of glazing
ii) Roof and wall details including sections through:
- roof ridge to include hidden flat roof
- hips
- valleys
- eaves
- verges
- string course
- plinth
- quoins

Reason: As this matter is fundamental to ensure that the significance of the adjacent designated heritage asset, and the character, appearance and integrity of the building and its setting within the conservation area, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Following comments received from the Council's Heritage Officer, details have been amended to show the use of traditional clay tiles and confirming that the south-facing windows facing the street would be timber sliding sash windows. The revised details have been reviewed and now address the heritage concerns that were previously raised.

The requirements of the condition have now been satisfied.

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/24/0113
(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
Plans	TYPICAL DETAILS - SHEET 1 CONDITION 8	BC101 01	30.05.2024
Plans	TYPICAL DETAILS - SHEET 2 CONDITION 8	BC102 01	30.05.2024
Plans	SOUTH FACING WINDOW DETAILS_CONDITION 8	BC105 01	30.05.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 21.06.2024

Authorising Officer sign/initial Adrian Smith Date: 25/06/2024