Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0174
12 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/25/0327

RELEVANT PLANNING HISTORY:

DC/25/0327	Erection of a single storey rear extension and internal alterations. (Listed Building Consent).	Application Permitted on 19.05.2025

PLANNING ASSESSMENT

Planning Application DC/25/0327 was granted consent on 19.05.2025. This permission was for the following:

Erection of a single storey rear extension and internal alterations. (Listed Building Consent).

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

***Pre-Commencement Condition**: 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/and/or/replacement windows, external doors, rooflights.
These drawings must show:
- *materials*
- *decorative/protective finish*
- *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 details including sections through:
- *eaves*
- *verges*
- *verges and bargeboards*
- *flat roof perimeters*
- *parapets*

iii) Proposed staircase

b) Drawings to a scale not smaller than 1:20 showing internal drainage routes, noting all necessary cutting, chasing and other alteration to historic fabric.

c) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Samples or specifications of external materials and surface finishes.

e) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, 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).

The applicant has submitted technical details of the doors, windows, roof, staircase and drainage details for the ensuite. The applicant has submitted a covering letter detailing the finishes and colours of the proposed brick, roof details, eaves and doors. The applicant has confirmed the rooflights would be metal framed and would sit flush with the roof. Following consultation with the Council's Design and Conservation Officer, the details are considered acceptable. The requirements of the condition have therefore 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/25/0174
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Door Schedule with 1:5 Details	24877/330	02.06.2025
Plans	New Drainage Route for Proposed En-Suite at Second Floor	24877/334	02.06.2025
Floor plan	Proposed Second Floor - Specification of New Internal Partition Walls	24877/335	02.06.2025
Plans	Proposed Staircase to Loft	24877/333	02.06.2025
Roof plan	Roof Details	24877/332	02.06.2025
Plans	Window Schedule with 1:5 Details	24877/331	02.06.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 30.07.2025

Authorising Officer sign/initial Tamara Dale Date: 30.07.2025