Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0060
Hammergate House, Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE

DESCRIPTION:
Approval of details reserved by condition 2 to approved application DC/23/0586

RELEVANT PLANNING HISTORY:

DC/23/0586	Variation of Condition 1 of previously approved application DC/19/1360 (Conversion of redundant agricultural barn to dwelling and erection of single storey extension with landscaping, parking and creation of new access onto Hammerpond Road) to allow for alterations to the previously approved plans.	Application Permitted on 26.05.2023

PLANNING ASSESSMENT
The application seeks the approval of condition 2 of the above permission, condition 2 states: -

Pre-Occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained, including within the visibility splays at the site access off Hammerpond Road*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details, including additional planting either side of the site access off Hammerpond Road*
- *Details of all hard surfacing materials and finishes.*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In response to the above condition the applicant has provided the following documents:

- Covering Letter – received 03.04.2024.
- Landscaping and Location Plan – received 03.04.2024.

It is noted that the landscaping scheme has been carried out prior to the approval of details. There are though no concerns in respect of the planting and hard surfacing which has been carried out, with the detail considered acceptable having regard to the nature and location of the approved development. As such, it is considered, that details submitted pursuant to Condition 2 are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0060
(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
Location & Details plan	Landscaping	007/10	03.04.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.05.2024

Authorising Officer sign/initial Guy Everest Date: 29.05.2024