Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0025
New House Farm , Old Crawley Road, Faygate, West Sussex, RH12 4RU

DESCRIPTION:

Approval of details reserved by conditions 4, 5 and 6 to approved application DC/22/2167

RELEVANT PLANNING HISTORY:

DC/22/2167	Demolition of existing dwelling and construction of a replacement barn style dwelling.	Application Permitted on 12.09.2023

PLANNING ASSESSMENT

Planning Application DC/22/2167 was granted consent on 12.09.2023. This permission was for the following:

Demolition of existing dwelling and construction of a replacement barn style dwelling.

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

Condition 4:

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 (Water Neutrality Report by cgs civils reference C2361 Rev P1 dated 31.07.2023) have been submitted to and approved in writing by the Local Planning Authority. The rainwater harvesting system shall include suitable storage tanks to provide a minimum 35 days storage capacity.*

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 Applicant has submitted a Water Efficiency Measures document reference C2361 by cgs civils dated 19.02.2024. This provides the specification for the proposed toilets, basin taps, bath, showers, kitchen taps, washing machine, and dishwasher. The specification of the rainwater harvesting system has also been provided, including underground water tank and filtration systems.

The submitted details reflect those referred to in the approved Water Neutrality Statement, where it has been demonstrated that the development would meet the water demand as outlined within the approved water strategy. The requirements of the condition have therefore been satisfied.

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 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, external doors, metal framed rooflights.

These drawings must show:

- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *method of opening*
- *method of glazing*

ii) Roof details including sections through:

- *roof ridge*
- *hips*
- *valleys*
- *eaves*
- *verges*

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

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 33 and 34 of the Horsham District Planning Framework (2015).

Following consultation with the Council's Design and Conservation Officer, an amended plan was received which confirmed the use of metal framed conservation roof lights. The details submitted are now considered acceptable and the requirements of the condition have been satisfied.

Condition 6:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until detailed elevations (drawn to a metric scale of 1:20 or 1:50) and including a schedule of materials and finishes of the boundary wall and gate, 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 Applicant has submitted a Proposed External Material Details plan reference 1141/34 rev A. This refers to the proposed wall cladding, facing brick, clay roof tiles, aluminium coated rainwater gutters and downpipes, sandstone slabs, gravel paving, and black steel flue.

The details as proposed are considered acceptable within the context of the site and setting of the nearby Listed Building. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0025

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Water Efficiency Measures by cgs civils dated 19.02.2024	C2391 Rev -P	28.02.2024
Plans	Proposed Rooflight Details	1141/17	28.02.2024
Plans	Proposed Window & Door Details	1141/18	28.02.2024

Plans	Proposed External Door Details	1141/19	28.02.2024
Plans	Proposed Roof Details Sheet 1 of 2	1141/15	28.02.2024
Plans	Proposed Roof Details Sheet 2 of 2	1141/16	28.02.2024
Plans	Proposed External Material Details	1141/34 REV B	19.04.2024
Plans	Proposed Elevations Showing Courtyard Walls	1141/07 REV B	28.02.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 29.05.2024