Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0192
Pilgrims Rest, Cox Green, Rudgwick, Horsham, West Sussex, RH12 3DE

DESCRIPTION:
Approval of details reserved by condition 5 to approved application DC/24/1715

RELEVANT PLANNING HISTORY:

DC/24/1715	Demolition of existing dwelling and erection of a self-build dwelling and garage.	Application Permitted on 14.02.2025

PLANNING ASSESSMENT
Planning Application DC/24/1715 was granted consent on 14.02.2025. This permission was for the following:

Demolition of existing dwelling and erection of a self-build dwelling and garage.

Consent is sought to discharge the details reserved by condition 5: -

Pre-commencement (Slab Level) Condition: *Notwithstanding the submitted details, 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).

In support of this application, the applicant submitted a detailed Schedule of Materials, received on 3 June 2025. The materials proposed include Vandersanden 'Old Farmhouse' bricks, Heritage Clayhall roof tiles in a medium blend, slate for the roof of the rear single-storey element, Residence R9 windows in Painswick, K-Rend TC-15 render in Off White, and oak featheredge cladding. The garage is to be finished in matching materials, including clay roof tiles and oak featheredge cladding.

The submitted materials are of a high quality and are considered appropriate for the setting of the site. The combination of traditional and contemporary finishes is consistent with the design approach approved under the original planning permission. The proposal would result in a development of visual quality that integrates well with the surrounding area. It is therefore concluded that the details submitted are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0192
(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
Materials			03.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 07.08.2025

Authorising Officer sign/initial Guy Everest Date: 14.08.2025