Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0059
Box House, 75 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:
Approval of details reserved by conditions 2 and 3 to approved application DC/24/1610

RELEVANT PLANNING HISTORY:

DC/24/1610	Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Listed Building Consent)	Application Permitted on 31.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1610 was granted consent on 31.12.2024. This permission was for the following:

Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Listed Building Consent).

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Pre-Commencement (Slab Level) Condition*: Notwithstanding the details submitted, 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 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 application is accompanied by a Schedule of Materials. Following consultation with the Council's Conservation Officer, it is considered that condition 2 can satisfactorily be discharged. Therefore, the requirements of the condition have been fulfilled.

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:*

Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:
- *eaves*
- *verges*
- *junction with parapets*

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 submitted information includes detailed section plans of the extension eaves and garden room eaves. Following consultation with the Council's Conservation Officer, it is considered that condition 3 can satisfactorily be discharged. Therefore, the requirements of the condition have 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/25/0059

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Schedule		17.02.2025
Plans		2991/104	17.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 25.03.2025

Authorising Officer sign/initial RHERMITAGE Date: 14.04.2025