Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0248
Land at Sandygate Lane, Lower Beeding, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 14 to the approved application DC/22/0708.

RELEVANT PLANNING HISTORY:

DC/22/0708	Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development	Application Permitted on 31.08.2023
DC/24/1737	Non Material Amendment to previously approved application DC/22/0708 (Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development) for an amendment to Building Materials Layout (P102 J) to reflect proposed external materials.	Application Permitted on 21.11.2024

PLANNING ASSESSMENT
Planning Application DC/22/0708 was granted consent on 31.08.2023. This permission was for the following:

Application for the erection of 22 No. dwellings with associated parking, garaging, landscaping, the creation of new access and all ancillary work associated with the proposed development.

Consent is sought to discharge the details reserved by condition 14.

Condition 14 (Schedule of Materials and Finishes and Colours)
Condition 4 reads as follows:
Pre-Commencement (Slab Level) Condition: 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).

To address the requirements of condition 14, the applicant has submitted plans showing the proposed material distribution for Roof Tile, Hung Tile/ Weatherboard, and Facing Brick, along with an External Material Palette, External Materials Schedule and a Covering Letter.

The proposed roof and hanging tiles are Redland plain Sandfaced tile in brown, charcoal and antique red. The natural finishes and colours are in keeping with the surrounding built form, proposed bricks and that illustrated on the approved Building Materials Layout plans. The main brickwork is

proposed to be Freshfield Lane First Quality multi brick with feature/detail brickwork in Wienerberger Warnham red. The proposed brick is of a good quality that will have a natural, slightly weathered finish that will integrate well into the locality. The feature/detail brick will provide a sympathetic, subtle contrast to the main brickwork. The weatherboarding is proposed it be Hardie plank cedar textured cladding in sail cloth, which reflects existing local built character and use of cladding. The windows are proposed to be Upvc white and the raingoods are proposed to be Upvc in black. These other building material elements are congruent with the proposed tile and bricks and surrounding built landscape.

Officers have reviewed the submitted details and are satisfied that the details required under condition 14 have been addressed.

The requirements of condition 14 have been satisfied and can be discharged.

Recommendation: PERMIT

NOTE TO APPLICANT

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/24/0248
(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
Plans	Proposed Site Layout: Material Distribution – Roof Tile	21076 P101 Rev S	27.09.2024
Plan	Proposed Site Layout: Material Distribution – Hung Tile / Weatherboard	21076 P101 Rev S	27.09.2024
Plans	Proposed Site Layout: Material Distribution – Facing Brick	21076 P101 Rev S	27.09.2024
Supporting Docs	External Materials Palette	None.	27.09.2024
Supporting Docs	External Materials Schedule	None.	27.09.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 20.11.2024

Authorising Officer sign/initial Adrian Smith Date: 21/11/2024