Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0223
Mayfield House, Kerves Lane, Horsham, West Sussex, RH13 6ES

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 8 and 9 to approved application DC/17/2088

RELEVANT PLANNING HISTORY:

DC/17/2088	Variation of Condition 1 to previously approved application DC/15/2321 (Erection of detached dwelling house and detached garage). Amendment to erect a first floor above detached garage and stair access.	Application Permitted on 10.11.2017
DC/15/2321	Erection of detached dwellinghouse and detached garage	Application Permitted on 08.04.2016

PLANNING ASSESSMENT

Planning Application DC/17/2088 was granted consent on 10.11.2017. This permission was for the following:

Variation of Condition 1 to previously approved application DC/15/2321 (Erection of detached dwelling house and detached garage). Amendment to erect a first floor above detached garage and stair access.

Consent is sought to discharge the details reserved by conditions 8 and 9.

Condition 8:

Pre-Occupation Condition*: The garage hereby approved shall not be occupied/used until full details of privacy screening to the external staircase has been submitted to and approved in writing by the Local Planning Authority. The privacy screening shall be erected in accordance with the agreed details prior to first occupation/use of the garage and shall be retained as such thereafter.*

Reason: To ensure that neighbouring properties, in particular the property to the west, Old Park Kerves Lane, are not subject to harmful levels of overlooking and to comply with Policy 33 of the Horsham District Planning Framework (2015).

The purpose of attaching the condition to the permission was to ensure that there would be no harmful impacts on amenities to the west of the garage due to overlooking. The photographs provided demonstrate that there is a lattice screen at the top of the external staircase, and this is also now covered by mature climbing plants, so the view is obscured completely to the neighbours at Old Park, Kerves Lane. While the condition should have been discharged prior to the occupation of the building, it is considered that the requirements of the condition have been satisfied.

Condition 9:

***Pre-occupation Condition**: Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:*
a. details of all hard surfacing;
b. details of all boundary treatments;
c. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become 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 enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy 33 of the Horsham District Planning Framework (2015).

This condition was attached to the permission to enhance the appearance of the development in the interest of the visual amenities of the area. The landscaping works have already been completed, and photographs have been provided to evidence what this looks like. The block paving is grey to appear in keeping with the surrounding properties and surface. The borders and flower beds have been planted with shrubs and various small plants. The boundary treatment remains the same as existing, with a number of shrubs planted in front of the fencing. While a landscaping scheme would have been required to be submitted prior to occupation, the photographs evidence that the hard and soft landscaping works have been completed sufficiently and so 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/25/0223
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Photos	Photo - Cond 8 Screen		14.07.2025
Photos	Cond 8 Screen (Close up)		14.07.2025
Photos	Screen (Side View) Cond 8		14.07.2025
Photos	Cond 9 - Border adjacent to Garage		14.07.2025
Photos	Cond 9 - Border close to house		14.07.2025
Photos	Cond 9 Borders close to garage		14.07.2025
Photos	Condition 9 - Border opposite		14.07.2025

	garage and Block Paving colour		
Photos	Condition 9 - Borders close to house		14.07.2025
Photos	Condition 9 - Garden border		14.07.2025
Supporting Statement	Planning Statement		14.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 01.09.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.09.2025