Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0287
Sussex House, North Street, Horsham, West Sussex, RH12 1RQ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/22/2313 (Appeal Ref - APP/Z3825/W/23/3325386)

RELEVANT PLANNING HISTORY:

DC/22/2313	Variation of Condition 1 of previously approved application DC/21/0207 (Construction of two ground floor flats with associated alterations including external alterations to the additional floor under prior approval application DC/21/0236) Relating to the external elevations of the property.	Application Refused on 09.06.2023, Allowed on appeal.

PLANNING ASSESSMENT
Planning Application DC/22/2313 was granted consent under an appeal in May 2024. Consent is sought to discharge the details reserved by condition 2 of the appeal decision.

Condition 2*: Within 6 months of the date of this permission, full details of the following, as indicated on the approved drawings, shall be submitted to the Local Planning Authority for approval:*

- *(a) The angled step-in to the junction between the third and second floors of the building to the north western elevation to replicate the existing junction at first and ground floor levels;*
- *(b) The brick rainscreen projections with soldier courses;*
- *(c) The colour of the powder coated aluminium flashing; and*
- *(d) The treatment of the exposed areas of concrete.*

The details as approved shall be fully implemented within 6 months of the date of the approval of the details and thereafter retained.

To comply with the requirements of the condition, further plans and details have been submitted. The details have addressed the requirements of the condition as follows:

(a) The plans show an angled step-in between the third and second floors of the building to replicate the existing junction at first and ground floor. This detail is shown in a large scale plan. which indicate that the in-stepped transition will be powder-coated aluminium flashing, covered with composite board to run full length of the North West elevation and side returns, finished in grey.
(b) The plans indicate that brick rain screen projections to the upper floor (to the southern part of the building). The projection will be fixed on top of aluminium flashing and would form a soldier course.
(c) The plans indicate that the aluminium flashing will be grey.
(d) The plans indicate that the concrete will be grey.

The details are considered appropriate and the requirements of the condition have been satisfied.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/22/2313) was ‘screened out’ under the Habitat Regulations during the process of the application.

Recommendation: Application Permitted

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/24/0287
(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
Elevation plan	Proposed (as built) North West Elevation	2411SU_R0_100 000	15.11.2024
Elevation plan	Proposed (as built) South West Elevation	2411SU_R0_101 000	15.11.2024
Elevation plan	Proposed (as built) North East Elevation	2411SU_R0_102 000	15.11.2024
Elevation plan	Proposed (as built) South East Elevation	2411SU_R0_103 000	15.11.2024
Details plan	Details Plan	2411SU_R0_800 000	15.11.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 06.01.2025

Authorising Officer sign/initial Adrian Smith Date: 07/01/2025