Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0322
Storrington Squash Club, Greyfriars Lane, Storrington, West Sussex, RH20 4HE

DESCRIPTION:
Approval of details reserved by condition 10 (materials) to approved application DC/25/1951

RELEVANT PLANNING HISTORY:

DC/25/1951	Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.	Application Permitted on 08.01.2026

PLANNING ASSESSMENT
Planning Application DC/25/1951 was granted consent on 08 January 2026. This permission was for the following:

Removal of Conditions 9 and 13 of previously approved application DC/22/2297 (Demolition of existing Squash Club and construction of a residential building containing 8no. flats, including the provision of 14no parking spaces, private outdoor amenity space and landscaping (Amended Plans)) relating to water neutrality.

Consent is sought to discharge the details reserved by condition 10.

Condition 10:

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:*

a) *Drawings to a scale not smaller than 1:5 fully describing:*
   i) New windows and external doors.
   These drawings must show:
   - *Materials*
   - *Decorative/protective finish*
   - *Cross sections of frame, transom, mullions, glazing bars, etc*
   - *Formation of openings including reveals, heads, sills, arches etc*
   - *Method of opening*
   - *Method of glazing*

   ii) Roof details including sections through:
   - *Roof ridge*
   - *Valleys*
   - *Eves*

- *Verges*
- *Flat roof perimeters*
- *Parapets*
- *Roof mounted services and hardware such as, but not restricted to, air conditioning, solar panels and digital and telecommunication equipment.*

b) *Specification of brickwork, including material, colour, texture, face bond.*
c) *Samples of specifications of external materials and surface finishes.*
d) *A sample panel of projecting brickwork, not less than 0.8m^2, constructed on site. Before any further brickwork is undertaken, the panel must be inspected and approved in writing by the local planning authority. All brickwork must be executed in accordance with the sample panel, which shall remain on site until the works are complete and the condition discharged.*

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).

To satisfy the requirements of Condition 10, the applicant has submitted the following plans:

- Window Schedule (D400 P1)
- Window Schedule (D401 P1)
- Window Schedule (D402 P1)
- Window Schedule (D403 P1)
- Window Jamb Detail to Cladding Plan (D512 P2)
- Window Jamb Detail to Brick Plan (D505 P1)
- Foundation Detail Plan (D544 P1)
- External Wall/Floor Junction Plan (D543 P1)
- Eave Detail Plan (D542 P1)
- Flat Roof Perimeter Plan (D533 P1)
- Ridge Detail Plan (D532 P1)
- Roof Valley Detail Plan (D561 P1)
- Cladding Parapet Detail Plan (D553 P1)
- Brick Wall Parapet Detail Plan (D551 P1)
- Materials Plan (D201 P3)
- Sample Board Plan (D202 P1)

These plans have been reviewed by the Council's Conservation Officer who has advised they are satisfied with the level of information provided. They have acknowledged that a sample panel has not been provided to the Council for inspection, however a plan has been provided (ref. D202 P1) which is considered satisfactory so long as the panel is constructed and left on site until the completion of the works. Officers have reviewed the Materials Plan (ref. D201 P3) and consider those chosen to be in line with those proposed within the original application (DC/22/2297).

The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Sample Board as shown in the submitted Sample Board Plan (ref. D202 P1) which has been approved as part of this application should be constructed and left on site until the completion of the development.

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/26/0322
(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	Brick Wall Parapet Detail	D551 P1	23.09.2026
Plans	Cladding Parapet Detail	D553 P1	23.09.2026
Materials	Condition 10 - Materials	D201 P3	23.09.2026
Materials	Condition 10 Sample Board	D202 P1	23.09.2026
Plans	Eave Detail	D542 P1	23.09.2026
Plans	External Wall/Floor Junction	D543 P1	23.09.2026
Plans	Flat Roof Perimeter Detail	D533 P1	23.09.2026
Plans	Foundation Detail	D544 P1	23.09.2026
Plans	Ridge Detail	D532 P1	23.09.2026
Plans	Roo Valley Detail	D561 P1	23.09.2026
Plans	Window Jamb Detail to Brick	D505 P1	23.09.2026
Plans	Window Jamb Detail to Cladding	D512 P2	23.09.2026
Plans	Window Schedule	D400 P1	23.09.2026
Plans	Window Schedule	D401 P1	23.09.2026
Plans	Window Schedule	D402 P1	23.09.2026
Plans	Window Schedule	D403 P1	23.09.2026

DELEGATED

Case Officer sign/initial Sophie Moore Date: 05/11/2026

Authorising Officer sign/initial Adrian Smith Date: 06/11/2026