TO:	Horsham District Council – Planning Dept
LOCATION:	2 Tributary Lane Faygate West Sussex RH12 0BQ
DESCRIPTION:	Erection of a garden building
REFERENCE:	DC/25/0267
RECOMMENDATION:	Condition Recommended

SUMMARY OF COMMENTS & RECOMMENDATION:

We have reviewed the following information provided by the applicant in support of the application:

- Application Form, signed 21 February 2025.
- Block Plan (ReQuestaPlan, 24 March 2025, TQRQM25083170001929)
- Photo of Existing Garden
- Proposed Roof Plan
- Proposed South East Elevation
- Proposed South West Elevation

We can confirm we are satisfied with the information provided but have the following comments.

The proposals are for a small-scale non-residential garden room, located over an existing impermeable area. To reduce any potential offsite surface water flood risk from roof runoff directed to offsite public areas, such as an existing footpath or residents parking court located directly to the rear of the proposed garden room, we require that any roof runoff is managed onsite. Therefore, we would like to see the provision of an interception feature such as a raingarden, water butt or similar included in the design, so the water can be captured and reused sustainably at source. This conforms with sustainability and flood risk objectives within Policy 38 of the Horsham District Planning Framework (2015).

As the proposals do not include proposals for foul water drainage, this has not been considered in this response.

If HDC is inclined to approve this application, we request the condition included below should be placed on the approval, should it be granted by the LPA.

MAIN COMMENTS: As above.

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: We require roof runoff is managed onsite and is prevented from being directed offsite to public areas such as the existing footpath or residents parking court.

Reason: To ensure that the approved development adequately drained and does not contribute to flood risk elsewhere in accordance with Policy 38 of the Horsham District Planning Framework (2015).

NAME:	Y Riley S Knowles A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	30/04/2025