Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0130
Fieldfare, North Heath Close, Horsham, West Sussex, RH12 5PH

DESCRIPTION:
Application for approval of details reserved by condition 2 to approved application DC/20/0819

RELEVANT PLANNING HISTORY:

DC/20/0819	Erection of a two storey dwelling with associated off street parking and hard and soft landscaping.	Application Refused on 09.10.2020. Allowed on appeal by the Planning Inspectorate on the 14.07.2021.

PLANNING ASSESSMENT
Planning Application DC/20/0819 was granted consent on its appeal on the 14th of July 2021. This permission was for the following:

Erection of a two-storey dwelling with associated off street parking and hard and soft landscaping.

Consent is sought to discharge the details reserved by condition 2: -

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

The application site is within a built-up area boundary and is not within a flood risk zone. The proposal entails a connection to existing foul drainage infrastructure with a soakaway for surface water drainage. As part of the original planning permission Southern Water raised no objection to this approach, noting that any new connection would though require their further formal consent. The proposed details appear to reflect the existing arrangement at surrounding properties.

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the requirements of the Building Regulations and of Southern Water the submitted details are proportionate and acceptable. The presence of other non-planning requirements would thus ensure that the development is correctly drained and it is not necessary to duplicate as part of this approval of details application.

The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0130
(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
Supporting Statement			28.05.2024
Plans		2022.PL02A	28.05.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 08/07/2024

Authorising Officer sign/initial Guy Everest Date: 12.07.2024