



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0077

Former Longfield House , East Street, Rusper, West Sussex, RH12 4RB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 8 to approved application DC/23/0069

RELEVANT PLANNING HISTORY:

DC/23/0069	Variation of condition A to previously approved application DC/14/0413 (Erection of two detached dwellings and garages (to the rear of the site) and revisions to approved dwelling (permitted under DC/12/0353 dated 16/04/2012) together with a new access road)) to allow for amendments include changes to the internal layout of the dwellings, resulting in Plot 2 becoming a 5-bed (previously 4-bed) property, with associated fenestration changes and the increase in size of the permitted garages serving both Plots 2 and 3 to include first floor home office space.	Application Permitted on 24.03.2023
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PLANNING ASSESSMENT

Planning Application DC/23/0069 was granted consent on 24.03.2023. This permission was for the following:

Variation of condition A to previously approved application DC/14/0413 (Erection of two detached dwellings and garages (to the rear of the site) and revisions to approved dwelling (permitted under DC/12/0353 dated 16/04/2012) together with a new access road)) to allow for amendments include changes to the internal layout of the dwellings, resulting in Plot 2 becoming a 5-bed (previously 4-bed) property, with associated fenestration changes and the increase in size of the permitted garages serving both Plots 2 and 3 to include first floor home office space.

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

Condition 8:

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless

otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes 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 ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted a landscaping plan for plot 2 and 3 which details the number of each type of plant and tree. The plan HS0029-PP details the landscape site plan to demonstrate the exact locations of the various plant types, boundary treatments which would consist of a mixture of high close board fencing of 1.8 metres in height. Whilst the fence boundary treatment would be in the countryside location better to have a more open and rural appearance, the overall impact of the landscape plan would be acceptable.

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/26/0077

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	PLANT SCHEDULE: HS0029 - Plots 2 and 3 Plant Schedule		06.03.2026
Plans	Landscape Plan: Entire Site	HS0029_LPES	06.03.2026
Supporting Docs	Plots 2 and 3 Tree Schedule		06.03.2026
Supporting Statement	Covering Letter		06.03.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 29th April 2026

Authorising Officer sign/initial RHERMITAGE Date: 01.05.2026