Horsham District Council

Mr Leon Harris
Dovetail Homes Ltd
6 The Jordans
East Grinstead
West Sussex
RH19 4BX
United Kingdom

Our ref:	DISC/24/0289
Your ref:	21 Hurst Road, Horsham
Email:	planning@horsham.gov.uk
Direct Line:	01403 215184
If Calling Please ask for:	Kate Turner
Date:	20th January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of Details Reserved by Conditions 6 & 8 to approved application DC/21/1155

Parklands House 21 Hurst Road Horsham West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

6. **Pre-occupation Condition**: No part of the development hereby permitted shall be occupied until full details of all hard and soft landscaping works pertaining to the whole site shall 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 (including fencing to rear of flat 3 adjacent to parking area, and higher fencing on part of eastern boundary).
   - Details of any external lighting.

   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 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 and neighbouring amenity, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 20th January 2025

8. **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

   Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 20th January 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site Plan	21411 / P100	18.11.2024
Plans	Proposed Landscape Plan	21411 / P109	18.11.2024
Plans	PROPOSED BIN / CYCLE STORE DETAILS	21411 / P111	18.11.2024
Supporting Docs	Planning Statement		18.11.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully

Emma Parkes
Head of Development and Building Control