DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0172
11 Steeres Hill, Rusper, West Sussex, RH12 4PT

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/21/1174

RELEVANT PLANNING HISTORY:

DC/21/1174	Erection of a two-bay stable block.	Application Permitted on 21.10.2021

PLANNING ASSESSMENT

Planning Application DC/21/1174 was granted consent on 21.10.2021. This permission was for the following:

Erection of a two-bay stable block

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors of the approved building(s) and the access track indicated on drawing number OS1 REV B, has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The materials relating to the external walls, windows, roofs and doors, details have been submitted on the application form received on 01.07.2024. These comprise:

- External Walls: Timber feather edged cladding natural finish on 3 course stock brick plinth
- Windows: Timber natural finish
- Doors: Timber vertical t&g boarding natural finish
- Roof: Black bitumen corrugated roof sheets

These details are considered acceptable pursuant to condition 3. 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/24/0172
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Application Form		01.07.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 15.08.2024

Authorising Officer sign/initial Tamara Dale Date: 22.08.2024