Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0149
Rikkyo School , Guildford Road, Rudgwick, West Sussex, RH12 3BE

DESCRIPTION:
Approval of details reserved by conditions 12 and 13 to approved application DC/23/1912

RELEVANT PLANNING HISTORY:

DC/23/1912	Erection of a detached two storey Dormitory building, with associated landscaping	Application Permitted on 30.04.2024.

PLANNING ASSESSMENT
Planning Application DC/23/1912 was granted consent on 30.04.2024. This permission was for the following:

Erection of a detached two storey Dormitory building, with associated landscaping

Consent is sought to discharge the details reserved by conditions12 and 13.

Condition 12: Materials

Pre-Commencement (Slab Level) Condition: 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 and roofs of the approved building(s) 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 Applicants have submitted a materials schedule as set out in drawing no. PD - 8100

- Brick plinth at base of timber façade - Brick: Ibstock Clerkenwell Black Smooth A5144A Mortar: dark grey / black, to match brickwork.
- Timber façade - Lunawood ThermoWood (heat treated pine) tongue and groove system using lternating 42mm and 19mm deep boards. Will weather to an even silver-grey colour over time.
- Windows and doors - Triple glazed aluminium and aluminium / timber composite windows and doors. Exterior finish - Polyester powder coated metal- RAL 7046 Telegrey 2
- Metal roof - Aluminium roof with seam height of 25mm and self-weathering aluminium finish.
- Solar panels on metal roof - Thin-film solar panels adhered directly to zinc roof.

- Decking to accessible roof areas - Polymer resin wood-effect boards, by Millboard Finish / Colour: Enhanced Grain, Brushed Basalt colour.

- Metal railings - Galvanized and painted metal - RAL 7046 Telegrey 2

- Vertical folding shutters - Horizontal slats: timber, of similar appearance and colour to the timber façade Metal framing: RAL 7046, to match windows and railings.

The details are considered to be satisfactory.

The requirements of the condition have been satisfied.

Condition 13: Biodiversity Enhancement Layout

Pre-Commencement (Slab Level) Condition: Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat - Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023), has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Reason: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The Council's Ecology Consultants have been consulted and have advised that while they '*note that additional bird and bat boxes could be secured on site, we are satisfied that the submitted information includes the detail required by this condition – the layout includes 2 bat boxes, 2 bird boxes and 2 log piles in accordance with the Bat – Ground Level Tree Assessment (Ecology Partnership, December 2023) and Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Ecology Partnership, October 2023)'.*

The information submitted satisfactorily addresses the requirements of condition 13.

The requirements of the condition have been satisfied.

Recommendation:

NOTE TO APPLICANT

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/24/0149
(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
Plans	Biodiversity Enhancement Layout		14.06.2024
Plans	Schedule of External Materials	PD-8100	14.06.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 14/08/2024

Authorising Officer sign/initial J Hawkes Date: 15.05.2024