



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0351

26A Amberley Road, Horsham, West Sussex, RH12 4LN

DESCRIPTION:

Approval of details reserved by conditions 3 and 5 to approved application DC/24/1893

RELEVANT PLANNING HISTORY:

DC/24/1893	Demolition of existing garages and erection of a three-bed dwelling.	Application Permitted on 05.02.2025
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PLANNING ASSESSMENT

Planning Application DC/24/1893 was granted consent on 05.02.2025. This permission was for the following:

Demolition of existing garages and erection of a three-bed dwelling.

Consent is sought to discharge the details reserved by conditions 3 and 5.

Condition 3:

Pre-Commencement (New-Build) Condition: No new-build 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.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Applicant provided confirmation from Southern Water that stated that an inspection of the foul connection to the foul sewer was carried out, and Southern Water could confirm that the connection to the sewer complies with Southern Water's requirements. The requirements of the condition have been satisfied. The Applicant also provided diagrams of the proposed means of surface water disposal which will be a soakaway. The soakaway will be constructed in accordance with Building Regulations. The requirements of the condition have therefore been satisfied.

Condition 5:

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level 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 has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the agreed details.

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 external walls will be finished with 1.5mm textured render in colour Clay (26750) by EWI Pro or similar with wall tiles as Marley plain tiles in Heather colour with sandfaced finish, same tile will be used on rear single storey extension. The main roof will be covered in Redland 49 concrete tile, in colour Brown 02, and the external windows and doors will be flush framed, white in colour. 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/25/0351

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Ground and First Floor Services	A104	03.11.2025
Section plan		A102	03.11.2025
Plans	Substructure and Drainage	A103	03.11.2025
Plans	Proposed Reinforcement Plans	S340_ST-400	03.11.2025
Plans	Proposed Structural Plans	S340_ST-200	03.11.2025
Details plan	Foundation Ground and First Floor		03.11.2025
Details plan	Drawing Issue Sheet		03.11.2025
Elevation & Floor plan		A101	03.11.2025
Section plan	Proposed	S340_ST-300	03.11.2025
Section plan	Proposed	S340_ST-600	03.11.2025
Details plan	Structural Details Sheet 1	S340_ST-500	03.11.2025
Details plan	Structural Details Sheet 2	S340_ST-501	03.11.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 06.03.2026

Authorising Officer sign/initial RHERMITAGE Date: 09.03.2026