Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0289
Parklands House, 21 Hurst Road, Horsham, West Sussex, RH12 2DS

DESCRIPTION:
Approval of Details Reserved by Conditions 6 and 8 to approved application DC/21/1155

RELEVANT PLANNING HISTORY:

DC/21/1155	Change of use of care home (Class C2) to form 9.No flats (Class C3) including parking and associated infrastructure.	Application Permitted on 28.09.2021	
DISC/24/0114	Application for Approval of Details Reserved by Condition 6, 8, 9, 11 to approved application DC/21/1155	Application Permitted on 31.07.2024	

PLANNING ASSESSMENT

Planning Application DC/21/1155 was granted consent on 28.09.2021. This permission was for the following:

Change of use of care home (Class C2) to form 9.No flats (Class C3) including parking and associated infrastructure.

Consent is sought to discharge the details reserved by conditions 6 and 8. It is noted that these conditions have been formally discharged under DISC/24/0114. However the applicant is seeking to amend the details approved and have resubmitted details for the LPA consideration.

Condition 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).

The applicants have submitted a proposed landscape plan which includes a planting specification (including size and numbers) and details of hard surfacing and boundary treatments. Most of the hard surfacing will be grey block paving with the private patio finished in Indian sandstone paving. New close boarded fencing will be provided in agreement with the adjacent neighbour. A lighting plan has been provided which shows communal downlights, lights in brick piers, rear floodlight and private external lighting. All of these details are as approved under DISC/24/0114.

The applicants are now seeking to put in place a low-level wall outside of the main front door, to facilitate both a ramped and stepped access up to the height of the front door. The low-level wall at its highest point is 500mm and the bricks match that of the boundary walls to the front. To the left side is a ramped access to the front door and to the right are two steps. An updated landscaping plan is provided to show the location.

This amendment is considered to be acceptable, with little visual impact to achieve disabled access. The requirements of the condition have been satisfied.

Condition 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).

This application seeks to amend the location of the bike store approved under DOSC/24/0114 to now be located to the rear of the property. The bike store does not change in size from what has been approved and the materials remain the same (timber cladding with gently sloped roof). The updated site plan provided shows the newly proposed location to the rear. The reasons for the changes are as follows:

- The space required to locate the bike store at the front is limited and it was felt that having both the bin and bike store structures here could feel overbearing.
- The street scene will be improved with the structure re-located to the rear.
- The security for the occupants will be improved, with the bikes located out of sight at the rear of the building.
- It will enable us to make sure there is step free access all the way round the building, as the extra space created will become a path.

The new location is considered acceptable and 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/24/0289
Schedule of plans/documents **approved**:

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

DELEGATED

Case Officer sign/initial Kate Turner Date: 20/1/25

Authorising Officer sign/initial RHERMITAGE Date: 20.01.2025