Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0361
Pilgrims Rest , Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 7, 9 and 11 to approved application DC/24/1715.

RELEVANT PLANNING HISTORY:

DC/24/1715	Demolition of existing dwelling and erection of a self-build dwelling and garage.	Application Permitted on 14.02.2025

PLANNING ASSESSMENT

Planning Application DC/24/1715 was granted consent on 14.02.2025. This permission was for the following:

Demolition of existing dwelling and erection of a self-build dwelling and garage.

Consent is sought to discharge the details reserved by conditions 7, 9, and 11.

Condition 7:

Pre-occupation Condition: *Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works 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 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*
- *Details of all 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 amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Councils Landscape Officer has reviewed the Landscape Details provided and have provided the following comments –

"Rudgwick Neighbourhood Development Plan RN17.2 states that 'Development proposals which involve the loss of existing trees should incorporate proposals for their replacement to an identical environmental value either within the site itself or elsewhere within the immediate locality'. 5no. Salix integra is thus not seen as a suitable replacement and we advise that alternative species are chosen, such as Malus sylvestris. Notwithstanding, we are satisfied with the remaining proposed species and sizes, therefore this point is deemed minor on this occasion. We are satisfied that the information provided is sufficient to discharge the requirements of Condition 7."

In addition, the LHA have commented that they are satisfied with the provision of granite sets at the site boundary to prevent overspill of gravel onto the public highway.

As such, the requirements of the condition have been satisfied.

Condition 9:

Pre-Occupation Condition: *No building hereby permitted shall be first occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been submitted to the Local Planning Authority for approval. These facilities shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Landscaping Plan and Details provided indicate a bin store to the east of the garage, which is deemed acceptable location as such the requirements of the condition have been satisfied.

Condition 11:

Pre-occupation Condition: *No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use. The cycle parking facilities shall thereafter be retained as such for their designated use.*

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).

The LHA have reviewed the details provided for the cycle parking and are satisfied that cycle storage is provided within the double garage. 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/25/0361
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Supporting Statement	Landscape Plan and Details	NONE Rev A	17.11.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 06.01.2025

Authorising Officer sign/initial Tamara Dale Date: 08.01.2025