Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0104
Sleepy Warren, Maydwell Avenue, Slinfold, Horsham, West Sussex, RH13 0RE

DESCRIPTION:
Application for approval of details reserved by conditions 5 and 6 to approved application DC/24/0739

RELEVANT PLANNING HISTORY:

DC/24/0739	Variation of Condition 1 of previously approved application DC/22/0370 (Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage) Removal of existing south facing dormers, installation of solar panels and replace north facing sloping roof with flat roof to accommodate tilting south facing solar panels.	Application Permitted on 08.07.2024

PLANNING ASSESSMENT

Planning Application DC/24/0739 was granted consent on 08.07.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/22/0370 (Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage) Removal of existing south facing dormers, installation of solar panels and replace north facing sloping roof with flat roof to accommodate tilting south facing solar panels.

Condition 5:

Pre-Commencement (Slab Level) Condition: *Prior to the commencement of development above slab level, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort of occupiers shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax including details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Following consultation with the Council's Environmental Health Officer, it is noted that the information required in relation to Condition 5 has not been provided by the applicant. Despite requests for further details, no satisfactory response has been received.

The submitted documentation is considered insufficient to demonstrate compliance with the requirements of Condition 5. In the absence of the necessary information, the Council are not satisfied that the submitted information is satisfactory pursuant to condition 5.

Condition 6*:*

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 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 applicant has indicated that the materials, finishes, and colours proposed for the external walls and roofs were previously approved under planning reference DC/22/0370. However, upon review, officers were unable to locate any supporting evidence within that application to confirm such approval.

While the details submitted in relation to windows and doors are considered acceptable, the information provided regarding external materials remains insufficient- a detailed schedule of materials, including samples or manufacturers' specification for all external materials (as per the wording of the condition) would usually be expected. As a result, the Local Planning Authority is not satisfied that the submitted detail is sufficient pursuant to condition 6.

Recommendation: Application Refused

Reasons for Refusal:

1. Insufficient information has been received regarding the a schedule of materials, finishes and colours to be used for externals walls and roofs.

2. information has not been received regarding a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort.

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/25/0104

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Simon Acoustic Ventilators		17.03.2025
Supporting Docs	Window Specification 58BW TBT HI		17.03.2025
Supporting Docs	58BW FLUSH HI Window		17.03.2025
Supporting Docs	58BD HI Entrance Door		17.03.2025

Supporting Docs	NOISE IMPACT ASSESSMENT		17.03.2025
Supporting Docs	Noise and Vibration Attenuation Strategy		17.03.2025
Supporting Docs	INFINIUM Sliding Door System		17.03.2025

DELEGATED

Case Officer sign/initial Marie Riggs Date: 29.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025