Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0083
Oakfield , Cox Green, Rudgwick, West Sussex, RH12 3DD

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 6 to approved application DC/23/0235

RELEVANT PLANNING HISTORY:

DC/23/0235	Erection of 1no detached two-storey dwelling with integral garage and associated access and erection of a detached garden room to the rear.	Application Permitted on 17.08.2023.

PLANNING ASSESSMENT
Planning Application DC/23/0235 was granted consent on 17.08.2023. This permission was for the following:

Erection of 1no detached two-storey dwelling with integral garage and associated access and erection of a detached garden room to the rear.

Consent is sought to discharge the details reserved by conditions 3 and 6.

Condition 3: CEMP

{\b Pre-Commencement Condition}: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

WSCC Highways have been consulted and have assessed the information submitted which includes the method statement relating to the loading and unloading, site facilities and materials storage areas. On request, the Applicant has submitted a further plan to demonstrate the site set up. It is noted that the application site (within the red line boundary) forms part of a wider development of 3 new dwelling houses (other plots shown within blue line boundary relating to land within the applicant's ownership), WSCC Highways have advised that given the small size of the site the CMP details provided are considered to be acceptable.

The submitted site set plan (email 29/07/2024) shows the proposed arrangements for (i) the loading and unloading, site facilities and materials storage areas across the wider site as well as (ii) provision of wheel washing facilities and dust suppression facilities including those as set out in 5.1 of the 'Method Statement' as follows:

‘• A wheel washing facility will be installed at the site exit to prevent mud and debris from being tracked onto public roads.
• The facility will consist of a shallow ramp with a wash trough and brushes (or high pressure water spray).
• All exiting vehicles will be required to use the wheel wash.
• Dust suppression measures will be implemented as needed, including water spraying on haul roads and stockpiles’.

The requirements of the condition have been satisfied.

Condition 6: Materials

{\b 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 proposed materials for the new dwelling comprise the following as annotated on the Materials Schedule plan P450 02:

01 Walls 1 - Vandersanden brick mix (70% Old Forge; 30% Old Farmhouse)
03 Roof - Redland Rosemary Craftsman clay tiles (Albury)
04 Gutters - Half-round uPVC guttering in black cast-iron style finish.
05 Eaves - Woodgrain fascia plank in RAL9010
06 Windows - Flush casement aluminium with glazing bars in RAL9010
07 Entrance - Natural finish Oak door; timber frame painted in RAL9010.
08 Barges - Woodgrain plank in RAL9010
09 Rear doors - Bifold aluminium doors in RAL9010; framed in natural finish Oak.
10 Timber - Feather edge timber cladding in Oak
11 Sills - Architectural pre-cast in Portland stone colour

The proposed materials for the garden room comprise the following:

03 Roof - Redland Rosemary Craftsman clay tiles (Albury)
10 Timber - Feather edge timber cladding in Oak
09 Rear doors - Bifold aluminium doors in RAL9010; framed in natural finish Oak.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

Conditions:

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/24/0083
(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
Supporting Statement	Method Statement	001 A	22.04.2024
Materials	Materials Schedule (Dwelling & Garden Room)	P450 02	07.06.2024
Details plan	Site Set Up Plan (within email)	Email	29.07.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 29/07/2024

Authorising Officer sign/initial J Hawkes Date: 05.08.2024