Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0356
Causeway Lodge , 10 Causeway, Horsham, West Sussex, RH12 1HE

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/25/0491. (Householder).

RELEVANT PLANNING HISTORY:

DC/25/0491	Erection of a single storey rear extension and internal modifications (Householder Application).	Application Permitted on 20.06.2025

PLANNING ASSESSMENT
Planning Application DC/25/0491 was granted consent on 20.06.2025. This permission was for the following:

Erection of a single storey rear extension and internal modifications (Householder Application).

Consent is sought to discharge the details reserved by condition 3: -

Pre-Commencement Condition*: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:*

a) Drawings to a scale not smaller than 1:5 fully describing:

i) new/and/or/replacement windows, external doors, roof lantern, and internal staircase. These drawings must show:
- *materials*
- *decorative/protective finish*
- *cross section of frame, transom, mullions, glazing bars, etc*
- *formation of openings including reveals, heads, sills, arches, lintels, etc*
- *method of opening*
- *method of glazing*
- *design of proposed staircase including balustrades and handrails*

ii) Roof details including sections through:
- *roof ridge*
- *hips*
- *valleys*
- *eaves*
- *verges*
- *verges and bargeboards*
- *flat roof perimeters*
- *parapets*

b) Specification of masonry, brickwork, stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Specification, including location drawings and sketches where appropriate, of works to timbers / structural timbers / timber framing including extent of work, methods to be used, and the type of any replacement timber.

d) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The submission meets the requirements of the above condition, with the submitted details sufficient to preserve the significance of the heritage asset. It is noted that the agent has confirmed that the rooflights would be top-hung heritage style, with this specification appropriate to the listed building. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0356
(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	Heritage report	NONE	26.11.2025
Location & Block plan	and existing floor plans	AD01 REV C	26.11.2025
Supporting Statement	Clear conditions statement	NONE	12.11.2025
Design & Access Statement		NONE	12.11.2025
Floor plan	Proposed ground floor	AD03	12.11.2025
Floor plan	Proposed first floor	AD04	12.11.2025
Floor plan	Proposed second floor	AD05	12.11.2025
Roof plan	Proposed	AD06	12.11.2025
Section plan	Proposed cross section GG	AD14	12.11.2025
Section plan	Proposed HH	AD16	12.11.2025
Section plan	Proposed JJ	AD17	12.11.2025
Details plan	1	AD18	12.11.2025
Details plan	2	AD19	12.11.2025
Details plan	3	AD20	12.11.2025
Elevation plan		AD21	12.11.2025
Supporting Docs	Email correspondence re: rooflights	NONE	16.01.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 19.01.2026

Authorising Officer sign/initial Guy Everest Date: 20.01.2026