DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0123
Upper Beeding Pharmacy, High Street, Upper Beeding, West Sussex, BN44 3HZ

DESCRIPTION:
Approval of details reserved by conditions 3, 4, 5, 6 and 13 to approved application DC/23/1770.

RELEVANT PLANNING HISTORY:

DC/23/1770	Demolition of existing lean-to structures to the north, east, and south elevations, and erection of infill extensions. Erection of a single storey rear elevation and sub-division of existing dwelling to create 1No. 3 bedroom and 1No. 2 bedroom dwellings, and associated external and internal alterations. Removal of existing stairs and installation of replacement stairs to serve existing attic space. Repair and replacement windows and minor roof repairs. Installation of pergola, air source heat pump, and solar PV panels. (Full Application)	Application Permitted on 28.06.2024

PLANNING ASSESSMENT
Planning Application DC/23/1770 was granted consent on 28.06.2024. This permission was for the following:

Demolition of existing lean-to structures to the north, east, and south elevations, and erection of infill extensions. Erection of a single storey rear elevation and sub-division of existing dwelling to create 1No. 3 bedroom and 1No. 2 bedroom dwellings, and associated external and internal alterations. Removal of existing stairs and installation of replacement stairs to serve existing attic space. Repair and replacement windows and minor roof repairs. Installation of pergola, air source heat pump, and solar PV panels. (Full Application)

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, 13 and 14: -

Condition 3:
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 (if necessary) 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).

The submitted site set up plans submitted (ref. PL.20) outlines areas proposed for storage of waste, plant and materials during the construction phase. The site plan and statement outline that all delivery vehicles will reverse into the site with the assistance of a banksman and will subsequently leave the site in a forward gear. This negates the requirement for a turn on site to be facilitated for delivery vehicles at this stage of the development. While contractor's parking has not been outlined, due to space restrictions within the site, this would need to be accommodated using available on street parking provisions in adjoining roads and this is not anticipated to be a significant cause for concern, with existing restrictions preventing parking in undesirable locations. The details submitted are considered satisfactory.

Condition 4:
Pre-Commencement Condition*: Before any relevant work begins on site, the person(s) responsible for supervising the works to alter the attic floor must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed. The floor boards can be removed prior to this meeting so that the floor joists can be inspected before removal.*

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 Council's Conservation Officer visited the site on 17.07.2025 and met with the architect and contractor. This condition can therefore be discharged.

Condition 5:
Pre-Commencement Condition*: Prior to commencement of development other than for demolition the applicant shall provide a scheme of sound insulation and construction that shall ensure that the sound insulation of the separating structures between the commercial and residential uses is 5dBA or better than the standard required in the building regulations. The scheme shall be submitted to and approved in writing by the local planning authority and shall also include details of post construction sound insulation verification to be carried out.*

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).

The Applicant has submitted an Assessment of Sound Insulation (Acoustic South East) Report - dated 09.08.2024 (Project: J3855) which has been consulted upon with the Council's Environmental Health Team. The Environmental Health Officer has advised that the details of the proposed sound insulation mitigation scheme are acceptable, noting that as the proposal relates to a listed building full compliance with the condition limit of 5dB above the standard required in the building regulations may not be deliverable.

Condition 5 also requires details of post construction sound insulation verification to be carried out. The applicant has been requested to supply additional details on how this requirement will be met. The applicant has therefore provided further proposed clarification, stating, '*having reviewed the original document submitted to HDC, three tests were done, so in terms of post completion testing and assuming that the works are now complete, we can simply redo the three tests. As before, given how noisy the process is, this would likely be carried out at the end of the working day to minimise any disruption to staff and would require access to the rear and first floors.*'

A note to applicant is recommended to advise that the above testing should be carried out in accordance with that originally undertaken at the site. The condition does not require that this post-construction testing be submitted to (or approved) by the LPA, and no further information is required in this regard. The submitted details are therefore considered acceptable.

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).

Details of proposed materials finishes and colours to be used for external walls, windows and roofs have been submitted, and following consultation with the Council's Conservation Officer are considered appropriate to the approved development and the host listed building. The submitted details are therefore considered acceptable.

Condition 13:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.*

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The details associated with the planning permission stated that 4 parking spaces existed within the site and were to be retained to serve the new development. There was though no approved plan detailing this provision, with the above condition therefore imposed to secure details of the on-site parking. The details submitted to discharge the above condition indicate 3 on-site parking spaces to serve the approved development, and therefore a reduction of 1 space from that originally indicated.

It is apparent from the submitted details that the site could not accommodate 4 parking spaces in connection with the approved development, particularly when taking into account other development at the rear of the site. The original permission did not secure 4 spaces, with the condition instead requiring details of parking rather than of a prescribed number of spaces. It is therefore considered that there are no reasons why the submitted details cannot be considered, despite some inconsistencies with the original submission.

The proposed provision would provide 1 parking space for the first floor flat, with 2 parking spaces for the dwelling within a detached rear garage. While a slight under provision against WSCC standards, the site is within a sustainable location and any potential harm which would arise from displaced parking would be largely mitigated by existing controls which prevent parking in undesirable locations. It is considered that any potential for displaced parking would be minimal and not of a level which would result in harm to highway safety or neighbouring amenity. The parking space dimensions meet relevant standards with sufficient manoeuvring space available. The submitted details are therefore considered acceptable.

Condition 14:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for each dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.*

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

EV charging facilities have been provided for both properties offering an output of a minimum 7kw mode 3 with a type 2 connector. This specification is considered to accord with the above requirement. It is though noted that the above condition does not require the approval of further details, and the description has been amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT

- The applicant is advised that in respect of Condition 5 post-completion noise testing should be carried in accordance with that originally undertaken at the site.

- The applicant is advised that Condition 14 does not require the approval of details, the development must though take place in accordance with the requirements of the condition.

Plans list for: DISC/25/0123
(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 Docs	Assessment of Sound Insulation	NONE	08.04.2025
Supporting Statement	Planning	NONE	08.04.2025
Site plan		PL.20	08.04.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 25.07.2025

Authorising Officer sign/initial Guy Everest Date: 25.07.2025