



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0165

Moorings, Washington Road, Storrington, Pulborough, West Sussex, RH20 4BY

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/25/0348

RELEVANT PLANNING HISTORY:

DC/25/0348	Demolition of existing garage and erection of a single storey ancillary outbuilding.	Application Permitted on 01.05.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0348 was granted consent on 01.05.2025. This permission was for the following:

Demolition of existing garage and erection of a single storey ancillary outbuilding.

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

Pre-Commencement (New Build) Condition: No new-build development shall take place (post-demolition) until details of 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:

- (a) Details of all existing planting to be retained, including details of protection measures during construction.
- (b) Details of proposed planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
- (c) Details of all boundary treatments.

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 or retained 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 Applicant has provided a supporting statement setting out existing planting to be retained and protection measures during construction. The Council's Arboriculturalist has been consulted and reviewed the supporting information and hedge protection measures and has raised no concerns. The

submitted details would provide suitable protection of existing planting and on this basis no new planting is considered necessary. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0165

(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	Condition 3		18.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 09.07.2026

Authorising Officer sign/initial Guy Everest Date: 27.07.2026