Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0148
Oakfield, Cox Green, Rudgwick, West Sussex, RH12 3DD

DESCRIPTION:
Approval of details reserved by conditions 3 4 and 5 to approved application DC/21/2209

RELEVANT PLANNING HISTORY:

DC/21/2209	Demolition of existing detached garage and outbuilding. Erection of two-storey detached dwelling and detached garage on existing garden land.	Application Permitted on 29.04.2022

PLANNING ASSESSMENT

Planning Application DC/21/2209 was granted consent on 29.04.2022. This permission was for the following:

Demolition of existing detached garage and outbuilding. Erection of two-storey detached dwelling and detached garage on existing garden land

Consent is sought to discharge the details reserved by conditions 3 4 and 5.

Condition 3:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level 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 that part of the approved development has been submitted to and approved by the Local Planning Authority in writing. 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).

Schedule of Materials (ref. P450 01) has been submitted which includes colours and finishes to be used for external walls, windows and roofs of the development and it is considered that the detail is satisfactory and sufficient to recommend discharge of this condition.

The requirements of the condition have been satisfied.

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwelling hereby permitted shall meet*

the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

The Applicant has submitted a statement including water consumption calculation and building reg ref. EasyWater Calc Ref. EWC-2652 and it is considered that the submitted information is satisfactory to discharge the condition.

The requirements of the condition have been satisfied.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No new-build development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Biodiversity Enhancement Strategy (The Ecology Co-op, June 2024) has been submitted in order to discharge Condition 5. The Council's Ecology advisors have been consulted and it is considered that the submitted information includes the detail required by this condition.
The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/24/0148
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials		P450 01	12.06.2024
Supporting Docs	Water Consumption Calculation		12.06.2024
Supporting Docs	Biodiversity Enhancement Strategy		12.06.2024

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	19.07.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	30.08.2024