Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0207
Medlars , Swallows Lane, Dial Post, West Sussex, RH13 8NN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0790

RELEVANT PLANNING HISTORY:

DC/24/0790	Erection of fence (Retrospective). Erection of a Garden Room and a Tractor shed. Refurbishment of existing annex to include new roof structure and covering and new external timber cladding and internal alterations. (Householder)	Application Permitted on 30.07.2024

PLANNING ASSESSMENT

Planning Application DC/24/0790 was granted consent on 30.07.2024. This permission was for the following:

Erection of fence (Retrospective). Erection of a Garden Room and a Tractor shed. Refurbishment of existing annex to include new roof structure and covering and new external timber cladding and internal alterations. (Householder)

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement (Slab Level) Condition*: No works above ground floor slab level shall take place until drawings to a scale not smaller than 1:5 fully describing roof details, including sections through the eaves and verges, 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 the approved details.*

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 roof details have been submitted in the form of a plan, drawing numbered 471_PL10 Rev 0 received on 13.08.2024. The proposed details are consistent with the approach set out as part of the original permission and, following consultation with the Design and Conservation Officer, are considered acceptable in this location taking into account the setting of surrounding heritage assets. The submitted details are therefore considered acceptable.

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/24/0207
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	New Tractor Shed, Annexe and Garden Room Roof Edge Details	471_PL10	13.08.2024

DELEGATED

Case Officer sign/initial Marie Riggs Date: 01.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 08.10.2024