Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0206
Harleydene , Sandgate Lane, Storrington, West Sussex, RH20 3HJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0593

RELEVANT PLANNING HISTORY:

DC/24/0593	Demolition of existing Sunroom, Utility, Garaging and driveway. Erection of front extensions, two storey side and single storey side and rear extensions. Roof alterations with gables and dormers to existing property and proposed new detached garage, new vehicle access with automated gates and associated landscaping.	Application Permitted on 26.06.2024

PLANNING ASSESSMENT

Planning Application DC/24/0593 was granted consent on 26.06.2024. This permission was for the following:

Demolition of existing Sunroom, Utility, Garaging and driveway. Erection of front extensions, two storey side and single storey side and rear extensions. Roof alterations with gables and dormers to existing property and proposed new detached garage, new vehicle access with automated gates and associated landscaping.

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

Condition 3:

Pre-commencement Condition: *No development shall commence until a no-dig driveway construction plan has been submitted to and approved in writing by the Local Planning Authority. This plan must use a three-dimensional load spreader filled with uncompacted loose angular stone and edged with pinned timber or sleepers, in accordance with BS5837:2012 standards concerning trees in relation to design, demolition, and construction.*

The development must be carried out at all times in strict accordance with the approved details. Any trees or hedges on the site that die or are damaged during construction must be replaced with trees or hedging plants of a type, size, and in positions agreed upon by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Driveway Formation Plan 125-11 (received 13.08.2024)

The submitted details relating to the no-dig driveway construction plan, upon consultation with the Tree Officer has stated that the methodology of construction is acceptable in principle. As such, it is considered, that details submitted pursuant to Condition 2 are 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/24/0206
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	DRIVEWAY FORMATION PLAN	125-11	13.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 08.10.2024