



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0006

15 Fairfield Cottages, Cowfold, West Sussex, RH13 8BL

DESCRIPTION:

Application for Approval of Details Reserved by Condition 18 (refuse and recycling) to approved application DC/22/2010 (Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping).

RELEVANT PLANNING HISTORY:

DC/22/2010	Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.	Application Permitted on 15.01.2025
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PLANNING ASSESSMENT

Planning Application DC/22/2010 was granted consent on 15.01.2025. This permission was for the following:

Demolition of existing bungalows and erection of 4no 1 bed maisonettes and 4no 2 bed houses with associated external works and landscaping.

Consent is sought to discharge the details reserved by condition 18.

Condition 18:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to first occupation of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted plans show adequate off-road space for refuse and recycling bins. The Service Delivery Manager has confirmed they no objection to the provision in their comment. The requirements of the condition have been satisfied, and the refuse strategy document plan has been included as an approved plan.

Recommendation:

Conditions:

NOTE TO APPLICANT

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.

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed site plan	0100 C05	13.01.2026
Supporting Docs	Consultation Response Refuse Strategy Document		05.02.2026

DELEGATED

Case Officer sign/initial Alice Johnson Date: 16/03/2026

Authorising Officer sign/initial Matthew Porter Date: 18/03/2026