DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0036
Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 7 (schedule of materials and finishes) to approved application DC/24/0768 (83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure).

DETAILED DESCRIPTION:

Planning Application DC/24/0768 was approved on 29-11-2024. This permitted Reserved Matters including Appearance, for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.

Approval is now sought for details pursuant to condition 7 (schedule of materials and finishes). The details submitted comprise a set of technical drawings showing locations and technical specifications of roof penetration features to the dwellinghouse buildings and a schedule of External Materials and finishes Rev P5.

RELEVANT PLANNING HISTORY:

DC/20/2607	Outline Application for the development of 83 residential units, landscaping, access, parking and associated infrastructure on land at Duckmoor, East Billingshurst with all matters reserved except access.	ALLOWED at appeal 18-01-2023
DC/24/0768	Reserved matters application for the erection of 83No. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/20/2607, relating to layout, scale, appearance and landscaping.	Permitted 29/11/2024

REPRESENTATIONS

Consultations: None received.

Representations: None received.

Other Considerations

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the

Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The application seeks to discharge the details submitted pursuant to condition 7 only.

Condition 7 (schedule of materials and finishes) reads:

Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part 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 the approved building(s), and details of the location and appearance of all soil and vent pipes, has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes 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) and Policy BILL 2 of the Billingshurst Neighbourhood Plan (2021).

The applicants have submitted a schedule of external materials and finishes (REV P5), which reflect the standard of design quality that was presented at Reserved Matters submission (including identified Character Area qualities of the development), and which was judged acceptable to Officers and Committee Members. Additionally, the applicant has provided technical details of roof penetration features (roof tile vent to soil vent pipe/extract fans/boiler flue) to the development, to the satisfaction with planning officers and (in consultation with) the local ward Member.

As submitted in the details, it has been negotiated for the development to use roof tile vent detail for soil vent pipes and extract fan penetrations; with this detail, the vent /fan would not protrude the roof tile line so would be visually less obtrusive. The applicant will be reminded of this by informative.

The negotiated submitted details would achieve buildings of visual quality in accordance with local plan policy, including the criteria-based design policy of BILL 2 of the Neighbourhood Plan.

Therefore, the details submitted for approval pursuant to Condition 7 are satisfactory.

Water Neutrality Note: No further Habitat Regulations Appropriate Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/24/0768) was judged water neutral under the Habitat Regulations and the details pursuant to condition 7 will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTE TO APPLICANT
In accordance with the approved details and drawing SK-001 Wooddale REV A Roof Slope terminal - tile vent terminal, all soil vent pipes and extract fans to the development will be served by tile vent terminal ONLY.

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/25/0036

(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
Plans	External Materials Schedule 13th August 2025 Wood Vale Billingshurst	REV P5	14.08.2025
Plans	Materials Plan	022207-BEL-SL-07 REV B	14.08.2025
Plans	Roof Penetration Plan May 2025	22-1300-020 REV T1	27.05.2025
Plans	Roof Penetration Plan May 2025	22-1300-021 REV T1	27.05.2025
Plans	Roof Slope terminal - tile vent terminal	SK-001 Wooddale REV A	27.05.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 15-08-2025

Authorising Officer sign/initial J Hawkes Date: 18.08.2025