



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0004
112 Brighton Road, Horsham, West Sussex, RH13 5DE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/23/0191

RELEVANT PLANNING HISTORY:

DC/23/0191	Change of use of highway land to residential garden, including the erection of a boundary fence.	Application Permitted on 12.01.2024
------------	--	-------------------------------------

PLANNING ASSESSMENT

Planning Application DC/23/0191 was granted consent on 12.01.2024. This permission was for the following:

*Change of use of highway land to residential garden, including the erection of a boundary fence
Consent is sought to discharge the details reserved by condition 3: -*

Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, July 2023), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority Species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

The applicant has submitted a Landscape Design Strategy, a detailed Planting and Ecological enhancement plan and detailed plant schedule and specification. The information appears consistent between the documents, noting the specifications of the planting, some of which would be ornamental and some would be native, and specifications of the Biodiversity enhancements which include a Bug hotel and bee bank. The information submitted is considered sufficient for the scale and nature of the approved development, with the details therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0004

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

Schedule of plans/documents **approved:**

