



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0116

The Barn, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DP

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/24/1693.

RELEVANT PLANNING HISTORY:

DC/24/1693

Erection of a two storey rear extension.

Application Permitted on
13.02.2025

PLANNING ASSESSMENT

Planning Application DC/24/1693 was granted consent on 13.02.2025. This permission was for the following:

Erection of a two storey rear extension.

Consent is sought to discharge the details reserved by condition 3: -

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 Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Bat Emergence Survey Report (MBM Ecology, revised 21 January 2025) has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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 & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The application is accompanied by a Planning Statement and Biodiversity Enhancement Strategy report. The details include sufficient detail on the proposed enhancements and are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0116

(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
Supporting Statement	Planning statement	688-605	02.04.2026
Plans	Biodiversity enhancement strategy	688-110	02.04.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 27.05.2026

Authorising Officer sign/initial Guy Everest Date: 28.05.2026