Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0085
Lock House , Lock, Partridge Green, West Sussex, RH13 8EG

DESCRIPTION:

Approval of details reserved by conditions 3, 5, 6 and 8 to approved application DC/25/0037.

RELEVANT PLANNING HISTORY:

DC/25/0037	Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).	Application Permitted on 07.03.2025

PLANNING ASSESSMENT

Planning Application DC/25/0037 was granted consent on 07.03.2025. This permission was for the following:

Conversion of a single dwelling into 3no. dwellings and conversion of the existing garage block with flat into single dwelling. (Full Application).

Consent is sought to discharge the details reserved by conditions 3,5, 6, and 8.

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 Strategy for Protected and Priority species 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) Purpose and conservation objectives for the proposed enhancement measures;
(b) Detailed designs to achieve stated objectives;
(c) Locations of proposed enhancement measures by appropriate maps and plans;
(d) Persons responsible for implementing the enhancement measures;
(e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a Biodiversity Enhancement Strategy for Protected and Priority Species dated 11.03.2025. This aims to provide a net gain in biodiversity value through the implementation of various enhancement measures that will benefit local wildlife populations and contribute to wider ecological networks.
Following consultation with the Council's Ecologist, the submitted information is considered to meet the requirements of the condition. The requirements of the condition have therefore been satisfied.

Condition 5:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.*

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Landscape Management and Maintenance Plan dated 11.03.2025. This details the long term design objectives, management responsibilities, landscape components, management prescriptions, and maintenance schedules for the various landscape elements.

It is noted that concerns have been raised by the Council's Ecologist that the document does not include all the required information, specifically relating to the species and number of trees and a plan of the site. This requirements are not however specified within the condition, with the document referring to planting and management responsibilities in written form. This is considered sufficient to meet the requirements of the condition, and the requirements of the condition have therefore been satisfied.

Condition 6:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. No dwelling (or use) hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.*

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

The Applicant has submitted a Site Plan which indicates the parking spaces for the development.

Following consultation with the Local Highways Authority, the details as shown are considered sufficient to meet the requirements of the condition. The requirements of the condition have therefore been satisfied.

Condition 8:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Site Plan which indicates the cycle parking for the development. A plan has also been submitted showing the proposed elevations of the building.

Following consultation with the Local Highways Authority, the details as shown are considered sufficient to meet the requirements of the condition. The requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Applicant is advised that the building proposed for the purpose of cycle parking would not represent permitted development and would require the benefit of planning permission. It is advised to submit an application for full planning permission.

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/25/0085
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Bike Store	NONE	13.03.2025
Supporting Docs	Biodiversity Enhancement Strategy for Protected and Priority Species dated 11.03.2025	NONE	13.03.2025
Site plan	Car Parking and Bie Store	NONE	13.03.2025
Supporting Docs	Landscape Management and Maintenance Plan dated 11.03.2025	NONE	13.03.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 04.06.2025

Authorising Officer sign/initial RHERMITAGE Date: 01.08.2025