Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0288
Sweepers, Saucelands Lane, Shipley, West Sussex, RH13 8PS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3, 5, 6 and 7 to approved application DC/25/1417

RELEVANT PLANNING HISTORY:

DC/25/1417	Demolition of existing dwelling and erection of a double storey dwelling.	Application Permitted on 18.12.2025

PLANNING ASSESSMENT
Planning Application DC/25/1417 was granted consent on 18.12.2025. This permission was for the following:

Demolition of existing dwelling and erection of a double storey dwelling.

Consent is sought to discharge the details reserved by conditions 3, 5, 6 and 7: -

Condition 3:
Pre-Commencement Condition*: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
b) *evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

The applicant has submitted confirmation from Natural England of a bat licence and this is considered sufficient to satisfy the requirements of the condition.

Condition 5:
Pre-Commencement Condition*: No demolition shall commence until a method statement fully describing the stages of demolition has been submitted to and approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to allow for the photographic recording of the building and a written report describing its construction phases.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The applicant submitted a Demolition Method Statement which outlines the stages of demolition and the protection measures in place to protect the heritage asset. The pre-commencement works involve detailed photographic condition survey as per the condition, as well as the completion of ecological surveys. The statement also includes site access and traffic management details, demolition sequence, environmental controls and other site-specific information.

Following a representation regarding clarity of the protection of the adjacent property, Sarcens, the Applicant has provided a further statement detailing the protection of adjacent buildings during demolition.

The totality of the submitted information is considered acceptable having regard to the requirements or and reason for the above condition.

Condition 6:
Pre-Commencement Condition*: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:*

- Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

A schedule of materials has been submitted which includes, facing brickwork, render and timber cladding to the walls and plain clay roof tiles on the roof, as well as other finishes to the window/doors and guttering. These materials are considered acceptable having regard to the nature of the approved development and the surrounding area, including neighbouring heritage assets.

Condition 7:
Pre-Commencement (Slab Level) Condition*: A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) shall be submitted to and approved in writing by the local planning authority.*

The content of the Biodiversity Enhancement Layout 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 applicant has submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures, which includes the installation of bat boxes and bird boxes. The enhancement measures are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0288
(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 Docs	Cover Letter	NONE	24.08.2026
Supporting Statement	Materials Schedule	NONE	24.08.2026
Supporting Statement	Biodiversity Enhancement Report	NONE	24.08.2026
Supporting Statement	Condition 5 - Demolition Method Statement	NONE	24.08.2026
Supporting Statement	Site Registration Form	NONE	24.08.2026
Supporting Statement	Site Registration Section 12 Roost Details	NONE	24.08.2026
Supporting Statement	Bat ER Licence	NONE	24.08.2026
Supporting Statement	Protection of Adjacent Buildings	NONE	02.10.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 06.10.2026

Authorising Officer sign/initial Guy Everest Date: 19.10.2026