Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0042
Okewood House, The Haven, Billingshurst, West Sussex, RH14 9BS

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/22/0871

RELEVANT PLANNING HISTORY:

DC/22/0871	Demolition of existing western wing and store. Erection of a two storey side extension. Blocking up of existing and creation of new openings and construction of a single storey glazed link. Alterations to existing Cottage building including erection of a porch. Closure of existing access and upgrading existing gated opening to form main access with associated landscaping.	Application Permitted on 29.09.2022

PLANNING ASSESSMENT

Planning Application DC/22/0871 was granted consent on 29.09.2022. This permission was for the following:

Demolition of existing western wing and store. Erection of a two-storey side extension. Blocking up of existing and creation of new openings and construction of a single storey glazed link. Alterations to existing Cottage building including erection of a porch. Closure of existing access and upgrading existing gated opening to form main access with associated landscaping.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition*: Prior to commencement of any works which will impact the breeding/resting place of Bats - European protected species mitigation license for bats:*

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) 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 submitted Bat License to support the above condition dated 12.02.2025 has been reviewed by the Council's Ecology Consultant who has advised that the submitted documents do not provide sufficient evidence that bats will be adequately mitigated. Although the site was previously registered under a bat earned recognition class licence (WML-CL47), that registration expired on 31st May 2024. It is unclear whether the works were completed under the licence. If they were, this must be confirmed by the applicant's ecologist. If not, updated proof of valid registration is required.

The applicant was contacted on 03.04.2025 regarding the above. To date, no reply has been received on the matter. Therefore, the Local Planning Authority do not possess the necessary information relating to the status of the licence on the site in order to discharge the condition. In the absence of this information, the submitted detail is not considered satisfactory pursuant to condition 3.

Recommendation: Application Refused

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/25/0042

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Natural England - Bat Licence		12.02.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 29.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2025