Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0941
Old Forge, Rusper Road, Ifield, West Sussex, RH11 0LQ

DESCRIPTION:
Prior notification of the demolition of existing cottage to the front of the main dwellinghouse.

RELEVANT PLANNING HISTORY:

RS/38/60	Renovation of existing cottage Comment: Building byelaws (From old Planning History)	Application Permitted on 13.07.1960.

PLANNING ASSESSMENT

This application relates to the prior notification for the demolition of the existing cottage at Old Forge to allow for the siting of a mobile home. Old Forge is outside the built-up area and close to a public highway.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building.

Article B.2(b) states that *"where the demolition does not fall within paragraph (a) and is not excluded demolition-*

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site,

(ii) An application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid."

The application includes information which confirms that a site notice has been posted within the site during the application process and includes details as to how the building will be demolished.

Method of Demolition:

The application form provides the method of demolition which includes details of the proposed demolition methods and removal of waste from the site.

The proposed demolition of the existing cottage to the front of the dwellinghouse would allow for the siting of a mobile home (subject to a separate application). The cottage would be manually dismantled by a contractor. The spoil/rubble will be disposed of using a licenced waste disposal company who will come and collect the rubble and building waste. The licenced waste carrier will recycle waste safely and correctly. Upon completion, the site will be left level and restored to its original state.

The proposed demolition method is considered acceptable given the nature of the works and their location, with no unacceptable impacts envisaged.

Proposed Restoration of the Site:

The application form states that the site will be left level and restored to its original state.

Ecology Impacts:

Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that *"the competent authority must exercise their functions which are relevant to nature conservation…so as to secure compliance with the requirements of the Directives".* Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required. The Applicant is advised to liaise with Natural England directly.

Conclusion:

It is considered that prior approval is not required in respect of the method of demolition and means of restoration.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT

Wildlife and Countryside Act 1981
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage, or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles, and great crested newts.

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: DC/25/0941
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2250.03.25DiHus 10.04 REV A	09.06.2025
Supporting Documents	SITE NOTICE / DETAILS		05.06.2025

DELEGATED

Case Officer sign/initial	Bethan Tinning	Date:	20.06.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	04.07.2025