



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0068

Willow Pond House , New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 2, 4 and 5 to approved application DC/25/0835

RELEVANT PLANNING HISTORY:

DC/25/0835 Erection of a two storey detached dwelling
(Retrospective).

Application Permitted on
04.12.2025

PLANNING ASSESSMENT

Planning Application DC/25/0835 was granted consent on 04.12.2025. This permission was for the following:

Erection of a two storey detached dwelling (Retrospective).

Consent is sought to discharge the details reserved by conditions 2, 4 and 5: -

Condition 2:

Regulatory Condition: Within 3 months of the date of this permission hereby granted details of access and car parking to serve the development shall be submitted to the Local Planning Authority for its approval in writing. The access and parking details shall be provided within 1 month of such approval being given in accordance with the approved plans and details. The provision for access and parking facilities shall thereafter be retained for use at all times.

Reason: To provide safe access and car-parking space for the use in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

In support of the application a site plan has been submitted (Drawing number 2351-12). The plan details the parking arrangements and access and is considered acceptable.

Condition 4:

Regulatory Condition: Within 3 months of the date of this permission details of landscaping shall be submitted to the Local Planning Authority for its approval in writing. The approved landscaping scheme shall be implemented in the first planting season following such approval being given. Should any plants within the approved landscaping scheme, within a period of 5 years, die, be removed, or become seriously damaged or diseased these shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In support of the application a site plan has been submitted (Drawing number 2351-12). The plan details the landscaping arrangements, which is considered acceptable.

Condition 5:

Regulatory Condition: Within 3 months of the date of the permission hereby granted details of the boundary walls / fences shall be submitted to the Local Planning Authority for its approval in writing. The boundary walls / fences shall be erected within 1 month of such approval being given, in accordance with the approved plans and details. The boundary walls / fences shall thereafter be retained as such.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In support of the application a site plan has been submitted (Drawing number 2351-12). The plan details the boundary walls and fences, all of which are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0068

(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
Plans	Site Plan	2351-12	26.02.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23rd April 2026

Authorising Officer sign/initial Guy Everest Date: 30.04.2026