



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0185

Land at 521943 116023, Furners Lane, Henfield, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 4, 6, 7, 8, 9 and 12 to approved application DC/22/2194

RELEVANT PLANNING HISTORY:

DC/22/2194	Erection of 1no detached chalet style dwelling replacing mobile home on farm.	Application Permitted on 02.02.2024
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PLANNING ASSESSMENT

Planning Application DC/22/2194 was granted consent on 02.02.2024. This permission was for the following:

Erection of 1no detached chalet style dwelling replacing mobile home on farm.

Consent is sought to discharge the details reserved by conditions 4, 6, 7, 8, 9, and 12.

Condition 4:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing the retention of the Oak Tree on the site, and measures to provide for its protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant submitted a Tree Protection Plan and Arboricultural Method Statement to discharge Condition 4. HDC Arboriculture confirmed that the submitted tree protection plan and associated AMS are acceptable in principle, subject to satisfactory barrier erection prior to the commencement and retention for the entire duration of the development. The requirements of the condition have therefore been satisfied.

Condition 6:

Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased 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).

The above condition requires details of the hard and soft landscaping works. The applicant has provided proposed layout plan 16/1247/21 which details the proposed hard and soft landscaping. The planning statement also notes that the dwelling is to be occupied by the applicant and the main dwelling occupied by a family member, and for this reason, minimal landscaping is proposed to keep the site looking like a rural setting. The boundary treatment will be hard cleft fencing, which will go around the perimeter of the site. The existing hard cleft fencing along the western boundary will have a hawthorn hedge behind it. The drive area will be gravel, and the rest of the site will be grass. The requirements of the condition have been satisfied.

Condition 7:

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 above condition requires a plan showing the layout of the proposed development and provision of car parking spaces for vehicles. The applicant has provided proposed layout plan 16/1247/21, which details that parking will be contained to the south-west corner of the site, on the area laid to gravel, with sufficient parking space and turning room on site. 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 the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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 above condition requires secure and covered cycle parking facilities for the occupants of and visitors to the development. The applicant has provided proposed layout plan 16/1247/21, which shows the location of the proposed 2.4x1.8m bike store along the southern boundary. The cycle parking facility is therefore acceptable, and the requirements of the condition have been satisfied.

Condition 9:

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling (or use). The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The above condition requires provision for the storage of refuse and recycling. The applicant has provided proposed layout plan 16/1247/21 which shows the location of the proposed waste, recycling and food waste bins. These sit along the south boundary of the site. The requirements of the condition have been satisfied.

Condition 12:

Regulatory Condition: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

The above condition is regulatory and therefore does not require discharge. However, it is acknowledged that the results of the provided water calculations achieves a water consumption of 109.7 litres p/d. The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

The Applicant is advised that conditions 8., 9 and 12 do not require the submission of details, but rather require the development to be carried out in accordance with the stated required. Whilst the information provided in respect of these conditions is acceptable, there is no need to submit these for formal approval. It is advised that the cycle parking, refuse/recycling storage, and water efficiencies be carried out in accordance with the details provided.

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/26/0185

(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	Arboricultural Method Statement by The Arboricultural Group dated 06 April 2026	AMS.BF.1100 REV ONE	17.06.2026
Block plan	Proposed Detached Replacement Dwelling	16/1247/7	17.06.2026
Block plan	Proposed Detached Bungalow	16/1247/21	17.06.2026
Supporting Docs	Tree Protection Plan (TPP)	TPP.BF.1100.V1	17.06.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 03.08.2026

Authorising Officer sign/initial Tamara Dale Date: 12.08.2026