



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0187
Pear Tree Cottage, Sandy Lane, Henfield, West Sussex, BN5 9UX

DESCRIPTION:

Application for approval of details reserved by condition 4 to approved application DC/24/1703

RELEVANT PLANNING HISTORY:

DC/24/1703 Erection of a single storey rear extension. Application Permitted on 23.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1703 was granted consent on 27.12.2024. This permission was for the following:

Erection of a single storey rear extension.

Consent is sought to discharge the details reserved by conditions 4.

Condition 4:

Pre-Commencement (Slab Level) Condition: Prior to the development commencing above slab floor level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the species and habitat enhancement measures contained within the Ecological Impact Assessment (Imprint Ecology, October 2024), shall be submitted to and approved in writing by the local planning authority. The habitats and 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 and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

Ecology was consulted and confirmed that having reviewed the Biodiversity Enhancement Layout (Imprint Ecology, submitted June 2026) and Ecological Impact Assessment (Imprint Ecology, October 2024), the submitted details are acceptable. Subject to implementation in full of the submitted details, condition 4 is recommended for discharge. Therefore, the requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/26/0187

(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 Statement	Biodiversity Enhancement Layout by Imprint Ecology		18.06.2026
Supporting Statement	Ecological Impact Assessment dated October 2024 by Imprint Ecology		18.06.2026

DELEGATED

Case Officer sign/initial Meg Bayliss Date: 25/08/2026

Authorising Officer sign/initial Tamara Dale Date: 26.08.2026