Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0226
Rose Cottage , Bakers Lane, Shipley, West Sussex, RH13 8GF

DESCRIPTION:
Application for Approval of Details Reserved by Conditions 1, 2, 3, 4, 5, 6, 7, 8 and 9 to approved application DC/25/2028.

RELEVANT PLANNING HISTORY:

DC/25/2028	Change of use of residential land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday lets, together with associated landscaping.	Application Permitted on 01.06.2026

PLANNING ASSESSMENT
Planning Application DC/25/2028 was granted consent on 01.06.2026. This permission was for the following:

Change of use of residential land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday lets, together with associated landscaping.

Consent is sought to discharge the details reserved by conditions 1, 2, 3, 4, 5, 6, 7, 8 and 9: -

Condition 1:
This condition relates to the Approved Plans list and does not require the approval of further details. The description has therefore been amended accordingly.

Condition 2:
Regulatory Condition*: Within 3 months of the date of this decision, a drainage strategy detailing the proposed means of foul and surface water disposal shall be submitted to the Local Planning Authority for its approval in wiritng. The drainage strategy shall be carried out in accordance with the agreed details prior to the first occupation of the development hereby permitted.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

As originally submitted the Council's Drainage Officer advised that details relating to the age of the foul drainage tank, maintenance schedule and details of how the water from the hot tub (which contains cleaning chemicals) would be treated prior to being emptied onto the ground were missing. This information has since been submitted with the totality of the drainage strategy considered appropriate to the nature of the development and location of the site. The submitted details are therefore considered acceptable.

Condition 3:
Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until provision for the storage of cycles, refuse and recycling has been made within the site boundaries. These facilities shall thereafter be retained for use at all times.*

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

This condition does not require the approval of further details, instead requiring the provision of facilities as set out in the wording. The description of the application has been amended accordingly. It is though noted that a document has been submitted which confirms how the above requirements would be met.

Condition 4:
Pre-Occupation Condition*: The development hereby permitted shall not be first occupied until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and measures addressing the following:*

(a) Details of all existing trees and planting to be removed and retained
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
(c) Details of all hard surfacing materials and finishes, including the parking space proposed
(d) Details of all boundary treatments
(e) Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following its approval. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, 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 and parking requirements in accordance with Policy 33 and 41 of the Horsham District Planning Framework (2015).

The submitted information sets out that the 6 mature oak trees, 1 magnolia shrub and 1 pyracantha shrub and grass would be retained, with modest areas of hardstanding created underneath the structures. The proposed hedgerow mix is considered acceptable, with post and rail fencing around the boundary (with the exception of the eastern boundary which would be close boarded fencing). The external lighting has evolved as part of the application process and is now more sensitive to the rural location. Overall, the landscaping scheme is considered acceptable.

Condition 5:
Pre-Occupation Condition: The development hereby permitted shall not be first occupied until the car parking space has been provided in accordance with the approved plans. The car parking space shall thereafter be retained as such for its designated use.

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

This condition does not require the approval of further details, instead requiring the provision of facilities as set out in the wording. The description of the application has been amended accordingly.

It is though noted that the submitted plans and photographs indicate a parking space being provided in the south-western corner of the site.

Condition 6:
Pre-Occupation Condition*: The development hereby permitted shall not be first occupied until a Biodiversity Enhancement Strategy for protected and Priority or threatened species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- *Purpose and conservation objectives for the proposed enhancement measures;*
- *detailed designs or product descriptions to achieve stated objectives;*
- *locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- *persons responsible for implementing the enhancement measures; and*
- *details of initial aftercare and long-term maintenance (where relevant).*

The development shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The submitted Biodiversity Enhancement Strategy includes native hedging, a bird and box and a reptile hibernaculum. The submitted details, having regard to the nature of the approved development, is considered acceptable.

Condition 7:
Regulatory Condition*: The residential accommodation hereby permitted shall limit the water usage 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), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

This condition does not require the approval of further details, instead requiring development take place in accordance with the above requirements. The description of the application has been amended accordingly.

Condition 8:
Regulatory Condition*: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected and Priority species in Section 6.2 of the Protected Species Walkover Survey (Animal Ecology & Wildlife Consultants Ltd., November 2025), which avoids impacts on protected species.*

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 (as amended).

This condition does not require the approval of further details, instead requiring development take place in accordance with the above requirements. The description of the application has been amended accordingly.

Condition 9:
Regulatory Condition*: The residential accommodation hereby permitted shall be managed in accordance with the following:*

(a) The accommodation shall be occupied for holiday and short-term let purposes only;
(b) The accommodation shall not be occupied as a person's sole, or main place of residence;
(c) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;
(d) The accommodation shall at all times be managed and supervised by Rose Cottage (as identified on the approved plans);
(e) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

This condition does not require the approval of further details, instead requiring occupation take place in accordance with the above requirements. The description of the application has been amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT
- The applicant is advised that conditions 1, 3, 4, 5, 7 and 8 do not require the approval of further details. The development must instead take place in accordance with the requirements of these conditions.

- In respect of Condition 6, the applicant is advised that the bat box should be installed between a south-east and south-westerly aspect to provide optimal morning and midday sun.

Plans list for: DISC/26/0226
(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
Site plan	Proposed	ROSE-02 REV B	17.07.2026
Supporting statement	Protected Species Walkover		13.10.2026
Supporting statement	Biodiversity Enhancement strategy		13.10.2026
Site plan	Lighting details		13.10.2026

DELEGATED

Case Oficer sign/initial Hannah Darley Date: 13th October 2026

Authorising Officer sign/initial Guy Everest Date: 15.10.2026