



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0078

Brook House , Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 5 to approved application DC/23/0249.

RELEVANT PLANNING HISTORY:

DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023
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PLANNING ASSESSMENT

Planning Application DC/23/0250 was granted consent on 13.11.2023. This permission was for the following:

Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).

Consent is sought to discharge the details reserved by condition 5: -

Pre-Commencement Condition: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected 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 s17 Crime & Disorder Act 1998.

The application is accompanied by a Bat Earned Recognition Class Licence WML-CL47. The Licence has been reviewed by Place Services and is considered sufficient in order to discharge Condition 4 raising no objections.

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/26/0078

(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	CLASS LICENCE: WML-CL47 - Bat Earned Recognition Class Licence		09.03.2026

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.04.2026

Authorising Officer sign/initial Guy Everest Date: 01.05.2026