Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0188
Medlars, Swallows Lane, Dial Post, West Sussex, RH13 8NN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/23/2320

RELEVANT PLANNING HISTORY:

DC/23/2320	Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application)	Application Permitted on 10.04.2024.
DISC/24/0227	Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2320	Pending Consideration

PLANNING ASSESSMENT

Planning Application DC/23/2320 was granted consent on 10.04.2024. This permission was for the following:

Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application).

Consent is sought to discharge the details reserved by condition 4. The details comprise a Site Plan technical drawing and accompanying support doc (Site Plan and Species Selection), setting out proposed biodiversity enhancements.

West Grinstead Parish Council consultation response: No comments

Condition 4:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures is submitted to and approved in writing by the local planning authority.*

The 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 & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (as amended).

The Council's Consultant Ecologist has reviewed the Site Plan Condition 4 Drawing No. 471_PL05 (Engineering Architecture, Submitted 19th July 2024) and Site Plan & Species Selection (Barcham, October 2024). Generally, there is satisfaction that the submitted information includes the detail required by this condition. However, we note that, although the locations of two bird boxes and a bat box are provided on the Site Plan Condition 4 Drawing No. 471_PL05 (Engineering Architecture, Submitted 19th July 2024), the specifications of the boxes have not been provided.

Whilst the Council's ecologist recommendation is that these specifications are submitted to the Council before discharge of Condition 4, planning officers consider it sufficient that bird and bat boxes are to be provided and the specification are not necessary in order to reach a judgement on the appropriateness of this particular measure as an enhancement. This is a development project for domestic extensions so the request for details have to be proportionate to the scheme which evidenced through survey the presence of Common and Soprano Pipistrelle bat day roots within the tiles of the extension and main house.

It is noted that the planning permission DC/23/2320 is subject to an additional condition (No. 3) which safeguards the breeding/resting place of bats, set out below:

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.

Given the safeguards of condition 3 (which has yet to be discharged), the submitted details pursuant to condition 4 are considered acceptable as enhancement to protected and priority species and habitats has been secured in the submitted details.

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/24/0188

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Site Plan Condition 4	471_PL05	19.07.2024
Supporting Docs	SITE PLAN & SPECIES SELECTION		19.07.2024

DELEGATED

Case Officer sign/initial	Matthew Porter	Date:	16.09.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	17.09.2024