Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0281
Sir Roberts Farm , Goose Green Lane, Goose Green, West Sussex, RH20 2LW

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/23/1546

RELEVANT PLANNING HISTORY:

DC/23/1546	Conversion of existing barn to three bedroom residential property.	Application Permitted on 06.03.2024

PLANNING ASSESSMENT
Planning Application DC/23/1546 was granted consent on 06/03/2024. This permission was for the following:

Conversion of existing barn to three bedroom residential property.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:
"*Pre-Commencement Condition: No development shall commence until a detailed survey inspecting the presence of bats on the site and within the building has been undertaken and submitted to and approved in writing by the Local Planning Authority. The survey shall include details of the findings of that survey any necessary mitigation measures including a timetable for their implementation. The development shall be undertaken in strict accordance with the agreed details and timetable, and shall thereafter be retained and maintained in accordance with the approved details.*

Reason: As this matter is fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015)."

A Bat Survey Report (Arun Ecology, November 2024) has been submitted which follows three emergence surveys undertaken in July and September 2024. The Report identifies Common Pipistrelle bat day (summer) roosts, and confirms that a Bat Mitigation Class Licence will be required from Natural England. The Report sets out a series of measures to both minimise adverse impacts and to provide compensatory measures and there are no reasons at this stage to believe a licence could not be granted. The submitted details are considered to be acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0281
(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	Bat Survey Report		06.11.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 18.12.2024

Authorising Officer sign/initial Guy Everest Date: 27.12.2024