



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0465

Bentons Cottage, Bentons Cottage Office, Bentons Lane, Dial Post, West Sussex, RH13 8NP

DESCRIPTION:

Demolition works. Replacement of existing dwelling with detached chalet bungalow.

RELEVANT PLANNING HISTORY:

DC/14/1984	Proposed detached triple garage with storage, accommodation over	Application Permitted on 30.12.2014
DC/20/0214	Existing use of building as an office within Use Class B1(a) (Certificate of Lawful Development - Existing)	Application Refused on 17.06.2020
DC/23/1069	Change of Use from Existing Office and Barn to 2no. 1-Bed Holiday Let Units.	Application Permitted on 15.08.2023
DC/23/1708	Change of Use from Office and Barn Storage to 2No. 1-Bed dwellinghouses (alternative to holiday let permission DC/23/1069)	Application Refused on 08.11.2023
DC/23/2158	Prior Notification for 2no Dwellinghouses above a building in use as a single dwellinghouse (Class AD)	Prior Approval Required and PERMITTED on 23.01.2024
HRA/23/0025	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/23/2158	Application Permitted on 28.02.2024
DC/24/0284	Change of use from office and barn storage to two single storey dwellings, as alternative to permissions DC/23/1069 and DC/23/2158 (resubmission of DC/23/1708).	Application Permitted on 18.06.2024
DC/25/2073	Removal of Condition 3 of previously approved application DC/24/0284 (Change of use from office and barn storage to two single storey dwellings) Relating to water neutrality.	Application Permitted on 04.02.2026

DESCRIPTION OF THE SITE

The application site is located on Bentons Lane in Dial Post Village and lies toward the end of an existing ribbon of residential development. Dial Post has been designated as a 'Secondary Settlement' in the Draft Local Plan. The site is approximately 120m away from the edge of the draft secondary settlement boundary. To the north and west of the site are open fields/shrubland, with neighbouring dwellings lying to the east.

DESCRIPTION OF THE APPLICATION

The proposal seeks to demolish the existing dwelling and replace it with a proposed 4-bedroom detached chalet bungalow. The detached bungalow would be in a similar location but will be set further back into the site, leaving greater distance between the new dwelling and the lane. The proposed dwelling is of a chalet-style timber-clad design. The residential use of the building was established by planning application ref: DC/24/0248.

The applicant has confirmed that the building has been converted to residential use and is currently occupied as a residential dwelling. The proposed development therefore represents a replacement dwelling.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

West Grinstead Neighbourhood Plan:

Policy 4 – Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife
Policy 9 – Car Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five-year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1.7 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the district (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 6: Climate Change
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection

Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Parish Design Statement

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Arboriculture: No Objection

The veteran tree in the SW corner of the site is the only tree of significant landscape merit foreseeably potentially affected by the development.

It will not be significantly directly impacted upon by a new dwelling footprint at the proximity proposed. The proximity of the tree within an area of existing domestic curtilage does not in this instance warrant a greater buffer requirement.

In order to control future pressures associated with intensification of domestic use it is recommended to restrict future permitted development rights of this or similar development at the property.

OUTSIDE AGENCIES

Southern Water: Comment

Southern Water has indicated an existing private pumping station and sewer crossing the site. As it is private, Southern Water has no further comment regarding the assets.

WSCC Highways: Comment

Vehicle access will be provided from Bentons Lane. The applicant should be aware that if any vehicle access works are proposed, formal approval from the roads proprietor will need to be obtained to undertake the proposed works on the privately maintained road.

Access to the maintained highway network is at the existing junction with Worthing Road, approximately 500m east of the application site. As the proposal seeks a replacement dwelling, the LHA does not anticipate that the proposals would give rise to a material intensification of use of this junction.

From inspection of the plans, the site exhibits suitable car and cycle parking provision in accordance with WSCC Parking Standards. The privately maintained road can be utilised for turning.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Ecology: No ecological objection subject to conditions

Note from the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026) that Buildings B1 (detached residential dwelling) and B2 (stable block) have negligible bat roost potential and that all trees will be retained on site. Therefore, we agree that no further surveys for bats are required.

Support the implementation of the non-licensed Precautionary Method Statement for Hazel Dormouse on page 18 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026). This should be secured by a condition of any consent and implemented in full.

Satisfied that there is sufficient ecological information available to support determination of this application.

PUBLIC CONSULTATIONS:

Representations:

None received.

Parish Comments:

West Grinsted Parish Council: Objection

This is development in the countryside. The property is disproportionate and significantly out of character with what is there at present. There has been creeping development on this site which started as a garage, then became an unofficial office before changing again to household.

Member Comments:

None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.

The application is located outside of the designated built-up area boundary and is therefore within a countryside location. The proposal involves the demolition of the existing dwelling and a replacement dwelling on a one-for-one basis located within an existing residential curtilage. The application seeks permission to demolish the existing dwelling and erect a chalet bungalow replacement dwelling with 4 bedrooms. The existing gross internal ground floor area is approximately 68.27 sqm, and 57.77 sqm on the first floor. The proposed replacement dwelling has a total habitable gross internal floor area of approximately 133.2 sqm on the ground floor and 117 sqm on the first floor. While the proposed dwelling would have a large increase in floor area, the curtilage area is of sufficient scale to accommodate this.

The proposed dwelling would sit comfortably and appropriately within the context of the site. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The proposed dwelling would occupy a similar location to the existing dwelling, although occupy a larger footprint. The curtilage and associated garden of the dwelling is approximately 0.35 acres and so is able to accommodate a larger dwelling than the existing. The existing dwelling occupies a width of 11.2 metres; the proposed dwelling is 14 metres wide. There is an overall height increase of 1.2 metres, to 6.9 metres. The planning statement however, highlights that the neighbouring dwelling has a ridge height of 7.5m, so the proposed dwelling would be 0.6m less. The existing built footprint is 70m² and the proposed built footprint is 130m², which is an increase of 60m². While the proposal would increase the scale of the dwelling, it is considered that this can be accommodated within the curtilage without resulting in harmful impact on neighbouring amenity or the wider landscape character. The planning statement makes reference to a number of other similar replacement dwellings that have been approved in the immediate area, such as Beehive, Highgrove and Smithers Hill Lane. It is considered that these replacements are comparable and would represent similar replacements.

The development is considered to be of a similar scale and size to the neighbouring dwelling, in keeping with the scale of the other dwellings on Bentons Lane and Dial Post Village. The proposed replacement provides an improved design and appearance, utilising materials that are sympathetic to character of the area and surrounding development. The proposed dwelling would greatly improve the site, creating an attractive chalet style bungalow and retaining sufficient distance to the curtilage boundaries.

Trees and Landscaping:

The Tree Statement and Arboricultural Method Statement submitted with the application confirmed that the development would not impact any of the trees currently on the site or their root protection areas (RPAs). Tree protection measures are proposed only to address any potential 'spillover' effects from nearby construction outside of RPAs. The protection measures are protective fencing for existing trees. No trees are to be removed as part of the development and no works will be conducted within the RPAs of any of the existing trees.

HDC Arboriculture had no objections to the proposal, noting that the veteran trees in the south-west corner of the site, is the only tree of significant landscape merit potentially affected by the development. In order to control future pressure associated with the intensification of domestic use, a number of conditions are recommended.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The site benefits from screening, and the proposed windows would be positioned so that they have no outlook on Bentons Cottage to the north-east. Due to the location of the site at the end of a private lane, it is considered that there are limited overlooking or privacy concerns for neighbouring amenities. The dwelling would be a chalet bungalow, with no first-floor windows on the east elevation, retaining sufficient separation from the shared boundary with the neighbouring dwelling. The siting and resulting relationship with the neighbour to the north-east is considered sufficient to ensure no intrusive views over neighbouring properties and land would result. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The site is currently accessed via a driveway off Bentons Lane, this will remain as part of the application. Access to the highway network is at the existing junction with Worthing Road, which is approximately 500m east of the application site. The Local Highway Authority (LHA) did not anticipate that the proposal would give rise to a material intensification of use of the junction, due to being a replacement dwellinghouse. The proposal seeks to provide 3no. car parking spaces, which are considered sufficient, as well as cycle parking provision, which is in accordance with WSCC Parking Standards. WSCC Highways did not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts. It is considered that as the proposal is a replacement dwelling, that the access and parking have already been established and there is unlikely to be intensification of the use of these, resulting in an adverse impact on the highway network. The highway impacts of the proposal are considered acceptable and in accordance with the above policy.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The submitted Preliminary Ecological Appraisal and Roost Assessment concludes that the greatest ecological interest at the site is associated with the individual trees and existing hedgerows, as the site consists of heavily mown lawn and vegetated garden. The PEA assessed overall that the habitat to be removed offered negligible to low likelihood of providing refuge for protected species and no further surveys were recommended. Risk avoidance measures have been deemed sufficient to mitigate potential impacts and the individual trees and hedgerows should be retained wherever possible. Opportunities of biodiversity enhancement have been provided, including the installation of bat and bird boxes and the planting of native trees.

The Ecology Consultant was satisfied there was sufficient ecological information available for determination, noting that the reports concluded that there was negligible bat roost potential and all trees will be retained on site, so no further surveys for bats are required. The implementation of the non-licensed Precautionary Method Statement for Hazel Dormouse was also supported and should be implemented in full. It is considered that there are no objections raised to the information provided, and the mitigation and enhancement measures should be secured by condition.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a

consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Other Matters:

Climate Change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of

land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The proposal is therefore considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
	133.2	68.27	64.93
	Total Gain		
	Total Demolition		68.27

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan [PROPOSED SITE PLAN - 25007-112] and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number [25007-112]. 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).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number [25007-112]. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** : No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and Material Schedule [dated 16.03.2026].

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [submitted Arboricultural Method Statement and Tree Protection Plan drawing no. 413 Rev No. 2 by GC3 Ecology, dated February 2026]

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the Drainage Plan [5A REV 06 dated 16.03.2026].

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).

- 11 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the Construction Management Plan [dated 16.03.2026].

Reason: To minimise potential impacts from the development on nearby amenity and ensure highway safety during construction, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the dwelling 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).

- 13 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Biodiversity Enhancement Layout Plan (submitted March 2026) and Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse on page 18 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), which avoids impacts on European Protected Species. This also includes the Precautionary Method Statement for reptiles and mobile protected species on pages 15, 16, 19 and 20 of the Preliminary Ecological Appraisal and Roost Assessment (GC3 Ecology, February 2026), which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

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).

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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: DC/26/0465

(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	Preliminary Ecological Appraisal and Roost Assessment by GC3 Ecology dated February 2026	NONE	24.04.2026
Location plan	Location Plan	NONE	16.03.2026
Site plan	Proposed Site Plan	25007-112 Sheet 1/1	16.03.2026
Elevation plan	Existing Elevations	NONE 001	16.03.2026
Floor plan	Existing Floor Plans	NONE 001	16.03.2026
Elevation plan	South, North Elevation	A106	16.03.2026
Elevation plan	East, West Elevations	A105	16.03.2026
Floor plan	Ground Floor Plan	A101	16.03.2026
Floor plan	1st Floor Plan	A102	16.03.2026
Roof plan	Roof Plan	A103	16.03.2026
Supporting Docs	Biodiversity Enhancement Layout Plan dated February 2026	NONE	16.03.2026
Supporting Docs	Construction Management Plan	NONE	16.03.2026
Plans	Drainage Plan	5A Rev No. 06	16.03.2026
Supporting Docs	Material Schedule	NONE	16.03.2026
Tree plan	Tree Constraints and Protection Plan	413 Rev No 2	16.03.2026
Supporting Statement	Tree Statement and Arboricultural Method Statement dated February 2026	NONE	16.03.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 21.05.2026

Authorising Officer sign/initial Guy Everest Date: 21.05.2026