Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0274
Newfoundout Bungalow, Reeds Lane, Southwater, West Sussex, RH13 9DQ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 9 and 11 to approved application DC/20/0278

RELEVANT PLANNING HISTORY:

DC/20/0278	Demolition of existing bungalow and erection of a 3 bedroom replacement dwelling with associated external works, including the creation of new access drive.	Application Permitted on 29.05.2020

CONSULTATIONS:

Ecologist:
We have reviewed the email from Natural England dated 05/09/2024: BMCL Site Confirmation: RC234-10031A, Newfoundout Bungalow, RH13 9DQ which has been submitted in order to discharge Condition 11. The email cites Site Registration form (RC234-10031A) received on 30/08/2024 and confirms the works fall within the remit of class licence WML-CL21.

We are satisfied that the submitted information includes the detail required by this condition in relation to securing a bat mitigation licence.

Landscape Architect:
Following the provision of additional information:

We are satisfied with amendments to the driveway which now avoid encroachment of the exclusion zone.

We note that insufficient external lighting details have been provided as plans show locations and details of lighting fixtures, but not lighting specifications. We advise that the two easternmost lights are removed or relocated, given their proximity to irreplaceable AW (as per our first set of comments).
Based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, we recommend the following lighting specifications to mitigate adverse landscape effects in regard to external lighting in a countryside location:

i. 3000Kelvin or warmer
ii. 500 Lumens or below
iii. Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.

Notwithstanding the above advice, this information is not required to be submitted given the minor scale of the scheme, therefore we are satisfied the information provided is sufficient to discharge the requirements of condition 9.

PLANNING ASSESSMENT

Planning Application DC/20/0278 was granted consent on 29.05.2020. This permission was for the following:

Demolition of existing bungalow and erection of a 3 bedroom replacement dwelling with associated external works, including the creation of new access drive.

Conditions 3, 4 and 5 were all slab level conditions and have been discharged under DISC/21/0011.

Consent is sought to discharge the details reserved by conditions 9 and 11 of DC/20/0278.

Condition 9:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species,*
- *planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes, which shall allow for a gravel trap,*
- *area of block paving or other bound material at the point of access onto Reeds Lane;*
- *Details of all boundary treatments;*
- *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 the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Following the submission of an amended landscaping plan the Landscape Architect has noted that lighting specifications have not been provided, they also advice that the two easternmost lights are removed or re-located. The information provided shows the downlights would be attached to the house and minimal in nature, as such their addition is not considered to have an impact to such a degree that would warrant refusal. The Landscape Architect continues to support this in their comment stating that this information is not required to be submitted given the minor scale of the scheme, and that they are satisfied the information provided is sufficient to discharge the requirements of condition 9.

Condition 11:

Pre-Demolition Condition*: No demolition of the existing bungalow and adjoining shed, identified as buildings B1 and B2 in the Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment Survey Plan (Arbtech, March 2020), shall take place unless and until 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 authorizing the specified activity/development to go ahead; or

b) a method statement supplied by an individual registered to use a Low Impact Class Licence for Bats; or

c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework (2015).

The Ecologist has confirmed that the information required by this condition has been provided. The requirements of condition 11 are there considered to have been satisfied.

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/24/0274

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Landscaping Plan	19067 3.10 A	04.12.2024
Supporting Docs	Bat Licence Confirmation		01.11.2024

DELEGATED

Case Officer sign/initial Alice Johnson Date: 23.12.2024

Authorising Officer sign/initial RHERMITAGE Date: 23.12.2024