



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0052

Highgate, Hammerpond Road, Plummers Plain, West Sussex, RH13 6PE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 and 3 to approved application DC/25/0979

RELEVANT PLANNING HISTORY:

DC/25/0979	Variation of Condition 6 of previously approved application DC/17/2086 (Retention of existing kennels and re-homing centre with ancillary overnight accommodation. Extension to existing detached outbuilding in connection with this use) to allow use of the overnight accommodation as a primary residence in connection with the kennels and re-homing centre.	Application Permitted on 22.08.2025
DC/17/2086	Retention of existing kennels and re-homing centre with ancillary overnight accommodation. Extension to existing detached outbuilding in connection with this use.	Application Permitted on 03.05.2019

PLANNING ASSESSMENT

Planning Application DC/25/0979 was granted consent on 22/08/2025. This permission was for the following:

Variation of Condition 6 of previously approved application DC/17/2086 (Retention of existing kennels and re-homing centre with ancillary overnight accommodation. Extension to existing detached outbuilding in connection with this use) to allow use of the overnight accommodation as a primary residence in connection with the kennels and re-homing centre.

Consent is sought to discharge the details reserved by conditions 2 and 3.

Condition 2:

Regulatory Condition: Within 3 months of the date of this permission a scheme for the disposal of waste shall be submitted to the Local Planning Authority for its written approval. The scheme shall be implemented in accordance with the approved details within 1 month of such written approval being given. The scheme shall thereafter be 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).

The submitted documents indicate that waste generated from the existing kennels re-homing centre are stored within two 180-litre bins, which are collected on a weekly basis from the verge on Hammerpond Road, with these arrangements well established. The waste generated from the residential unit comprises two 180-litre bins, one for residual waste and one for recycling. These bins are removed to the roadside on collection dates, with this arrangement having been in place since the residential unit was established.

The Council's Environmental Health Team have provided a consultation response to the submitted documents and proposed arrangements, confirming the department raises no objection. As such, the requirements of the condition have been satisfied.

Condition 3:

Regulatory Condition: *Within 3 months of the date of this permission details of on-site parking, turning and access facilities shall be submitted to the Local Planning Authority for its written approval. The on-site parking, turning and access facilities shall be provided in accordance with the approved details within 1 month of such written approval being given. The parking, turning and access facilities shall thereafter be 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).*

Access onto the site is gained via gated entrance, an existing and long-established access off Hammerpond Road. The submitted documents and plan, indicates on-site parking provision comprises three parking spaces, one serving the kennels and two for the residential unit. The applicant details that this level of parking is sufficient, to accommodate the owner and volunteers who visit the site throughout the week. The submitted Site Layout Plan, indicated adequate space for safe turning and manoeuvring on the site, ensuring vehicles are able to enter and leave the site in forward gear.

West Sussex County Council Highways Authority have been consulted and confirm they are satisfied with the details provided. As such, the requirements of the condition 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/26/0052

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Access, Parking and Refuse Arrangements Statement		13.02.2026
Plans	Access, Parking and Refuse Plan		13.02.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 02/04/2026

Authorising Officer sign/initial RHERMITAGE Date: 07.04.2026