Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1134
Oaklands, Henfield Road, Small Dole, West Sussex, BN5 9XJ

DESCRIPTION:
Replacement of an existing dwelling

RELEVANT PLANNING HISTORY:
None

SITE AND SURROUNDS:

The site is located on the eastern side of the A2037 Henfield Road. The site is situated outside any built-up area boundary and comprises a chalet bungalow. The bungalow is located within the north-east corner of the plot and there is detached outbuildings to the south-east corner comprising three single garages and storage units. To the west of the site is a well-defined pond with 2 established mobile homes. The site is located outside of the Built-Up-Area boundary within a countryside location and is not within a conservation area.

DETAILED DESCRIPTION:

Planning permission is sought for the demolition of Oaklands and erection of a replacement 5-bed two storey 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 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
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 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 40 - Sustainable Transport
Policy 41 – Parking

Neighbourhood Plan:
The Upper Beeding Neighbourhood Plan was formally made on 23 June 2021.
Policy 8- Design Standards for New Development

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Consultations:

HDC Conservation and Heritage Officer: No Objection **-** Nightingales is described as an eighteenth-century dwelling but may have an older core. In any case the distance to the proposal site is sufficient that any replacement dwelling will have a neutral impact within its setting. Nightingales will remain recognisable as an historic rural dwelling and can continue to be appreciated without visual reference to structures on the proposal site.

HDC Environmental Health Officer: No Objection - subject to conditions.

Natural England: No Objection - We concur with the conclusion of your authority's HRA appropriate assessment insofar that adverse effects on the integrity of the Arun Valley Designated sites can be ruled out, as such subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Nature Space: No Objection – Thank you for consulting me on the above planning application. The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

Ecology: Recommend grant permission subject to conditions and subject to Subject to Natural England's formal comments on the conclusion of the Water Neutrality Appropriate Assessment

West Sussex Highway Authority: No Objection - 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 115), and that there are no transport grounds to resist the proposal.

Southern Water: No Comment

Parish Comments:
No Objection

Representations:
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

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs taken during pre-application process. These details were considered sufficient to allow the application to be properly considered and determined.

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) supports the development of replacement dwellings outside of defined built-up areas, provided that they are appropriately located within the curtilage of the existing dwelling. The policy allows for replacement on a one-for-one basis, contingent on the existing property not being derelict. Additionally, any replacement dwelling should not be disproportionate in size compared to the original structure and should remain in keeping with the scale and character of the existing building.

In this case, the principle of replacing the existing dwelling is acceptable, subject to adherence to the policy criteria. Pre-application advice (PE/23/0165) has been sought and incorporated into the submission.

The existing dwelling is modest and sits alongside neighbouring properties, including 'Martyns' and 'Nightingales.' The proposed replacement, while significantly larger, will remain within the same curtilage. Although the new development would have a greater visual impact due to its size and scale, this could be justified under Policy 28 as an offset to the modest size of the original structure. The increased visual presence of the replacement dwelling is considered acceptable, provided that it continues to respect the established character of the site.

Character and Appearance

Policies 25, 32, and 33 of the HDPF promote high-quality and inclusive design that is sympathetic to local distinctiveness and integrates well with its surroundings. These policies further ensure that the scale, massing, and appearance of new developments reflect the character of the surrounding landscape and built environment.

The proposed development, which is situated in the open countryside, involves the replacement of a chalet bungalow with a two-storey, five-bedroom detached dwelling. The wider street scene comprises various forms, scales, and heights, with no strict uniformity in building styles. The site is not constrained by the scale of the neighbouring properties, which are set at a considerable distance.

The design of the proposed dwelling incorporates suburban characteristics. The East Elevation is the most visually intricate, featuring large floor-to-ceiling windows and balconies that create a contemporary and open appearance. In contrast, the North and South Elevations are simpler, with smaller windows, ensuring the building is not overly dominant from these perspectives. These design elements allow the house to quietly relate to its surroundings, preventing it from appearing cramped or out of place.

The dwelling's overall scale and the generous plot size are proportionate for the area, with sufficient separation between the proposed structure and neighbouring properties. As a result, the development does not appear cramped or incongruous.

Scale, Massing, and Design:

The proposed dwelling will involve a noticeable increase in the ridge height and the overall bulk and massing compared to the existing bungalow. The design incorporates multiple pitched roof features, contributing to the architectural character of the proposal. Although the roof projection introduces a

more prominent element, the design includes features that reflect those found in the surrounding area. The existing setback of the dwelling from the road provides visual relief, ensuring the building does not overwhelm its surroundings.

Impact on the Listed Building:

The site is in proximity to the listed building 'Nightingales.' However, the proposal lies outside the immediate setting of the listed structure. Following consultation with the Horsham District Council Conservation and Heritage Officer, no objections have been raised regarding potential impacts on the heritage asset.

Given the mixed character of the surrounding development, the scale, massing, and design of the replacement dwelling will not result in an incongruous addition to the site or street scene. The proposal avoids any detrimental impact on the wider area and is considered a sympathetic form of development that aligns with the prevailing character of the neighbourhood. It appropriately fits within the plot and complies with Policies 25, 32, and 33 of the HDPF.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The proposed dwelling would remain in the same position of the original dwelling and this arrangement, coupled with the siting of the shared boundary and resulting separation between buildings would be sufficient to prevent any harmful loss of amenity for occupants of this property. While the dwelling would be sited further away from neighbouring property therefore would remain considerable separation between the existing plots and this would be sufficient to prevent any significant impact on these properties, particularly given the considerable curtilage which this property benefits from. The proposal would not create potential for overlooking toward neighbouring properties, this would though be primarily directed over the proposed curtilage, with any oblique or distant views of neighbouring properties. Given the isolated nature of the site in the context of the surroundings, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties, or users of surrounding land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policies 40 and 41 of the Horsham District Planning Framework state that development should provide a safe and adequate access, suitable for all users.

The proposed development would be set back from the public highway and would utilise an established hardstanding and driveway to the existing dwelling and building. In this context, the proposed development is not considered to result in harm to the function or safety of the public highway. In addition, it is considered that the proposed development is of an appropriate size for the proposed use. It is therefore considered that the development would provide safe and adequate access, suitable for all users in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Ecology Considerations:

In accordance with Policy 31 of the Horsham District Planning Framework (HDPF), the proposed development is required to enhance existing biodiversity and retain significant nature conservation features. The ecology consultation, based on the Bat Emergence Survey Report (Lizard Landscape Design and Ecology, June 2024), confirms the need for mitigation due to the confirmed presence of a Soprano Pipistrelle bat roost. A bat licence will be required prior to the commencement of works, and the mitigation measures outlined in Section 5.3 of the survey are supported.

Place Services have no objections, provided that the recommended mitigation measures, including securing the bat licence and implementing a Wildlife Friendly Lighting Strategy, are conditioned in any

consent. The lighting strategy should follow specific measures to minimize light disturbance, especially to foraging and commuting bats, and should be submitted for approval prior to occupation.

In line with the National Planning Policy Framework (NPPF), biodiversity net gain should be demonstrated through the submission of a Biodiversity Enhancement Strategy, to be conditioned for implementation. This will ensure that the development contributes to both biodiversity conservation and enhancement, complying with statutory duties under s40 of the NERC Act 2006.

Overall, subject to the recommended conditions and appropriate mitigation, the ecological impacts of the development can be considered acceptable.

Water Neutrality

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

Based on the provided Water Neutrality Statement for the proposed development at Oaklands, Henfield Road, Small Dole, West Sussex, the strategy for achieving water neutrality states the existing four-bedroom property consumes 434 litres per day based on older fixtures and fittings. The proposed five-bedroom property, with the implementation of more efficient fixtures and fittings, is estimated to consume only 263 litres per day.

Water efficiency measures proposed indicate that the new fixtures include efficient dual flush WCs, low-flow taps, and water-saving appliances like dishwashers and washing machines, which reduce the overall water usage significantly. This leads to a total reduction of 171 litres per day compared to the baseline consumption. The development complies with the local requirement to ensure that new projects do not increase water abstraction in the Sussex North Water Resource Zone (WRZ), particularly to protect the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar sites. With these water-saving interventions, the proposed development not only remains water-neutral but also reduces water demand compared to the previous setup.

Upon review by the Council, the information available and the mitigation measure proposed is considered to provide the necessary certainty to demonstrate that the proposed development would result in no greater demand than the existing situation. Appropriate mitigation measures have been embedded within the development and would be secured by condition as part of the planning consent. These measures are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC & Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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.

Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- 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)

Under the Environment Act 2021, most developments are required to deliver a minimum 10% biodiversity net gain (BNG) to enhance the natural environment. However, exemptions are granted in specific circumstances, including self-build projects. As the proposal involves the demolition of an existing dwelling and the construction of a new self-build dwelling, it qualifies for a BNG exemption.

While BNG is not a formal requirement in this instance, it is still encouraged that the development considers voluntary biodiversity enhancements where feasible, in line with Policy 31 of the Horsham District Planning Framework (HDPF) and national planning guidance. Such enhancements could include habitat creation, native planting, or incorporating wildlife-friendly features to promote biodiversity on-site, contributing positively to the local environment, as per the Council's Ecological Consultant's comments.

Conclusion

The proposed development has been carefully assessed against the relevant policies of the Horsham District Planning Framework (HDPF), national guidance, and site-specific considerations. The replacement of the existing dwelling is acceptable in principle under Policy 28, which supports one-for-one replacement dwellings in rural locations, provided they are proportionate in scale and well-designed.

The design of the proposed dwelling, while larger than the original, is sympathetic to the character of the surrounding area and aligns with the principles set out in Policies 25, 32, and 33. Its scale, massing, and design ensure that it fits harmoniously within the plot, respecting the mixed nature of the surrounding built environment without causing visual harm.

The proposal also complies with Policy 33 regarding impact on neighbouring amenity, as the dwelling's location and design minimize potential for overlooking and do not result in harm to adjacent properties. Highway access is adequate and poses no safety concerns, in line with Policies 40 and 41.

Ecological considerations have been addressed, with a Bat Emergence Survey confirming the need for mitigation measures. These will be secured through planning conditions, ensuring the protection and enhancement of local biodiversity, in compliance with Policy 31 and national statutory requirements.

In terms of water neutrality, the development has demonstrated a reduction in water consumption, thus meeting the requirements to protect the Sussex North Water Resource Zone and the Arun Valley SPA, SAC, and Ramsar sites.

Finally, the development will incorporate sustainable design features to reduce its impact on climate change, in accordance with Policies 35, 36, and 37. Though the project is exempt from mandatory Biodiversity Net Gain requirements as a self-build, the applicant is encouraged to voluntarily incorporate biodiversity enhancements.

Overall, the proposed development is considered to comply with the relevant local and national policies and is recommended for approval, subject to the imposition of appropriate conditions.

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
District Wide (Zone 1)	378.07	273.29	104.78
		Total Gain	**104.78**
		Total Demolition	**273.29**

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-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 Local Planning Authority 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 and Policy 31 of the Horsham Development Framework.

4 **Pre-commencement (Slab Level) Condition**: Prior to any works above slab level a Biodiversity Enhancement Strategy for protected and priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:
a)Purpose and conservation objectives for the proposed enhancement measures;

b)detailed designs or product descriptions to achieve stated objectives;
c)locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
d)persons responsible for implementing the enhancement measures; and
e)details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

5 **Pre-occupation Condition**: A lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority 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).

6 **Pre-occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 24.07.2024). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar or improved water performance.

Reason: To ensure the development is water neutral 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), Paragraphs 185 and 186 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

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 **Pre-occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

9 **Pre-occupation Condition**: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: Reason: To provide car-parking space for the use in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

10 **Pre-occupation Condition**: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

11 **Pre-occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Post-Occupation Condition:** Upon the occupation of the dwelling hereby permitted the existing building, as indicated on plan no. 6163.PH3, shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing building shall be demolished (including the removal of foundations). All materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with the approved plans.

Reason: To avoid a proliferation of built form on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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).

14 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey Report (Lizard Landscape Design and Ecology, June 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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 and enhance protected and Priority species and allow the Local Planning Authority 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) and Policy 31 of the Horsham Development Framework.

15 **Regulatory Condition**: All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

16 **Regulatory Condition**: All site clearance wastes and construction waste shall be removed from site by an appropriately licensed waste removal contractor including all asbestos waste. No burning of demolition, construction, site clearance or other materials shall be undertaken on site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **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 no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and to protect the amenities of the adjoining neighbours 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/24/1134

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Bat emergence survey report	NONE	24.07.2024
Supporting Statement	PE/23/0165	NONE	24.07.2024
Supporting Statement	Contamination assessment	NONE	24.07.2024
Supporting Statement		NONE	24.07.2024
Floor plan		6163.PH1	24.07.2024
Elevation plan		6163.PH2	24.07.2024
Site plan		6163.PH3	24.07.2024
Location plan		6163 PH4	24.07.2024
Design & Access Statement	Heritage	NONE	07.08.2024
Floor Plan	Existing	ADC 1536 04	16.10.2024
Elevation Plan	Existing	ADC 1536 05	16.10.2024
Supporting Statement	Water neutrality	NONE	24.07.2024

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	16.10.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	18.10.2024