



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0020
Waterfall Cottage, Hurston Lane, Storrington, West Sussex, RH20 2EW

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1577.

RELEVANT PLANNING HISTORY:

DC/25/1577 Erection of a single storey side extension to include new garage and living spaces with glazed link to main house. Application Permitted on 25.11.2025

PLANNING ASSESSMENT

Planning Application DC/25/1577 was granted consent on 25.11.2025. This permission was for the following:

Erection of a single storey side extension to include new garage and living spaces with glazed link to main house

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

Condition 3:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted an Arboricultural Method Statement and Tree Protection Plan, report ref. B/0622/26 prepared by Beechdown Tree Consultancy and dated 8th January 2026.

Following consultation with HDC Arboriculture it is considered that the submitted report with an AMS and TPP is a reasonable assessment of the areas of soft ground that require protection from the development process to ensure retention of the remaining trees of merit at the site and thus meet the condition requirements, subject to compliance.

It is therefore considered that 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/26/0020

(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	Tree Survey & Report by Beechdown Tree Consultancy dated 08.01.2026	B/0622/26	21.01.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.02.2026

Authorising Officer sign/initial Tamara Dale Date: 18.03.2026