



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0163

Springlands Gate, Frylands Lane, Wineham, West Sussex, BN5 9BP

DESCRIPTION:

Application for Approval of Details Reserved by conditions 3 and 4 to approved application DC/23/1920.

RELEVANT PLANNING HISTORY:

DC/23/1920	Removal of existing pitched roof and erection of a first floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works.	Application Permitted on 23.02.2024
DC/24/1351	Variation of Condition 1 of previously approved application reference DC/23/1920 (Removal of existing pitched roof and erection of a first floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works.) plans condition to be amended to replace the approved drawings to allow for design and layout changes.	Withdrawn Application on 15.01.2025
DC/25/1685	Variation of condition 1 of previously approved application reference DC/23/1920 (Removal of existing pitched roof and erection of a first-floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works) regarding changes to the design and layout of the pool house building and adjust the position of swimming pool.	Application Refused on 05.01.2026
DC/26/0993	Variation of condition 1 of previously approved application reference DC/23/1920 (Removal of existing pitched roof and erection of a first floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor	Application Permitted on 09.09.2026

swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works) addition of an external window and door to the garage and associated alterations

PLANNING ASSESSMENT

Planning Application DC/23/1920 was granted consent on 23.02.2024. This permission was for the following:

Removal of existing pitched roof and erection of a first-floor extension and single-storey extensions to the east and west facing elevations. Installation of an outdoor swimming pool and erection of an adjacent detached games room/pool house. Demolition of the existing detached garage and erection of a detached three-bay garage with bin store. Remodelling and enhancement of the existing hard and soft landscaping to suit the proposed works

Consent is sought to discharge the details reserved by conditions 3 and 4.

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.

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).

and

Condition 4:

Pre-Use condition: The swimming pool hereby permitted shall not be first used (through its filling with water) until details setting out how water will be provided to the site have been submitted to and approved in writing by the Local Planning Authority. These details shall set out measures to ensure the swimming pool sources water by way of delivery without placing additional demand on the mains water supply and the Sussex North Water Catchment Area. The swimming pool shall thereafter be filled in accordance with the agreed details, which shall be adhered to thereafter.

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 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Application DC/26/0993, approved on 09.09.2026, secured the removal of Condition 4 (Water Neutrality) and was accompanied by an Arboricultural Method Statement addressing the requirements of Condition 3. Whilst the approval of the Section 73 application results in a new planning permission with its own suite of conditions, the information submitted as part of that application has been assessed by the Local Planning Authority and is considered sufficient to satisfy the requirements of Condition 3.

Furthermore, Condition 4 is no longer attached to the extant planning permission following the approval of DC/26/0993 and, therefore, the requirements of that condition are no longer applicable.

Accordingly, the Local Planning Authority is satisfied that (i) the requirements of Condition 3 have been met through the submission of the Arboricultural Method Statement and (ii) no further action is required in respect of Condition 4 following its removal under planning permission DC/26/0993. The conditions can therefore be treated as discharged for the purposes of this application.

Recommendation: Application Permitted

Note to Applicant - Arboricultural Method Statement

The development should be implemented in accordance with the submitted Arboricultural Method Statement (Ref: GH/MS/666160:26) prepared by GH Trees Arboricultural Consultancy and dated 11.05.2026, including all tree protection measures and working methods detailed therein.

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/26/0163

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Arboricultural Method Statement	GH/MS/666160:26	28.05.2026
Supporting Statement	Planning Statement	NONE	28.05.2026
Supporting Docs	Arboricultural Impact Assessment	NONE	28.05.2026
Plans	Tree Protection Plan	NONE	28.05.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 04.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 15.09.2026