Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0303
Bramble Barn, Bramble Lane, Thakeham, Pulborough, West Sussex, RH20 3DZ

DESCRIPTION:
Approval of details reserved by condition 2 to approved application DC/23/1076

RELEVANT PLANNING HISTORY:

DC/23/1076	Creation of a new vehicular access and extension of residential curtilage (Retrospective).	Application Permitted on 20.09.2024

PLANNING ASSESSMENT

Planning Application DC/23/1076 was granted consent on 20.09.2024. This permission was for the following:

Creation of a new vehicular access and extension of residential curtilage (Retrospective)

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Regulatory Condition*: Within 3 months of the date of this decision a scheme of soft landscaping shall have been submitted to the Local Planning Authority for its approval in writing. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained;*
- *Details of proposed planting, particularly planting of native species to the north-eastern (side) boundary, including schedules specifying species, planting size, densities and plant numbers and tree pit details; and*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the date of its approval. 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 or retained 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).

The Applicant submitted a soft landscaping scheme and tree plan received 3.12.2024 which was consulted with the Councils Landscape advisors and Minor modification and further information was requested to the Applicant in January 2025 in order to discharge condition 2.Further information/modification requested, as advised by the Landscape Officer, was as follows:

- An amended Soft Landscape Planting Plan and Soft Landscaping Scheme to provide certainty of the proposed landscape details. To include Information on:
    a. Tree pit details
    b. Details of all proposed trees and planting to be provided as a planting schedule specifying sizes, densities, numbers and species in Latin names (for example, Prunus padus as opposed to Cherry).
- It was requested that the non-native planting (conifer hedging and red cedar hedge) is modified to species commonly found within the F1- Pulborough, Chiltington and Thakeham Farmlands Character Area as appraised under DC/23/1076
- It was also requested to remove a specific area of hedgerow, in order to follow the newly approved curtilage and in order to prevent an increase in the sense of domestic 'sprawl', as per comments under DC/20/0720.

The Applicant has responded to the above, detailing that the works have been undertaken retrospectively and have been in placed for a number of years. Accordingly, the trees have established thus the need for tree pit details is not reasonable. Furthermore, the species planted have been detailed, and though they do not fully accord with the native species common in the area as highlighted by the landscaping team, the planting is considered satisfactory in this setting. In addition, the request to remove the hedging has been noted. As above, this planting is established and the application sought an extension to the residential curtilage. Its removal would open the site, and may well create a visual break between what is and what is not residential curtilage. Given the description of the approved application, the planted layout is not considered unreasonable.

Planning permission DC/23/1076, granted on 20 September 2024, approved the retrospective creation of a vehicular access and extension of residential curtilage. To discharge Condition 2, the Applicant submitted a soft landscaping scheme on 3 December 2024. Following consultation, minor amendments were requested, including clearer planting details, use of native species, and removal of a hedgerow to reflect the approved curtilage. The Applicant responded that the landscaping is already established, making tree pit details unnecessary, and while some species are non-native, the planting is considered appropriate. The hedgerow was retained to avoid creating a visual break. Overall, the submitted detail is considered sufficient pursuant to condition 2.

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/24/0303

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Tree plan	Soft Landscaping Scheme		03.12.2024
Supporting Docs	Soft Landscaping Scheme		03.12.2024
Supporting Docs	Softscape appeal document		13.04.2025

DELEGATED

Case Officer sign/initial	Steve Astles	Date:	23.04.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	24.09.2025