Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0086
Woodhurst , Brookers Road, Billingshurst, West Sussex, RH14 9RZ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/2330

RELEVANT PLANNING HISTORY:

DC/22/2330	Erection of a single storey side and rear extension and associated external alterations.	Application Permitted on 13.02.2023.

PLANNING ASSESSMENT
Planning Application DC/22/2330 was granted consent on 13.02.2023. This permission was for the following:

Erection of a single storey side and rear extension and associated external alterations.

Consent is sought to discharge the details reserved by 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 measures to provide ground protection throughout all construction works within 10m of the Oak tree, 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 an important tree on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The details submitted in relation to the above condition, in the form of a tree protection plan and other supporting documents, indicate that the proposed tree protection measures will be in the form of woodchip overlaid with appropriate boarding to ensure that construction works will not have a detrimental impact on the Oak tree. The HDC Arboricultural Officer was consulted and requested more information on the ground protection measures. This was provided by the Applicant and in the latest consultation response, the Arboricultural Officer was satisfied that the proposed protection measures are sufficient to discharge the condition. It is therefore considered that the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/24/0086
(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 Docs	Arboricultural method statement		23.04.2024
Supporting Docs	Materials Storage area		23.04.2024
Supporting Statement	Tree Protection Plan	2	03.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 03.07.2024

Authorising Officer sign/initial Guy Everest Date: 12.07.2024