



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0038

Olde Denne, Byfleets Lane, Warnham, West Sussex, RH12 3PD

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1812.

RELEVANT PLANNING HISTORY:

DC/25/1812	Demolition of existing garage, carport and stable outbuildings. Partial change of use of land to residential curtilage to allow for the re-positioning of replacement detached garage building. Construction of entrance gates, fencing and hardstanding.	Application Permitted on 13.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1812 was granted consent on 13.01.2026. This permission was for the following:

Demolition of existing garage, carport and stable outbuildings. Partial change of use of land to residential curtilage to allow for the re-positioning of replacement detached garage building. Construction of entrance gates, fencing and hardstanding.

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

Pre-Commencement (Slab Level) Condition: Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (The Ecology Co-op, November 2025), 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 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, Priority and threatened species and allow the Local Planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The applicant has submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures and other details as highlighted above in the condition. The ecological enhancements include new planting, such as a 27m hedgerow, and two bat boxes. The submitted

details are considered acceptable. Ecology confirmed that the submitted documents recommend a sufficient level of biodiversity enhancements for these proposals and includes sufficient detail to ensure appropriate delivery. As such, Ecology was satisfied that the submitted information includes the detail required by the condition and the requirements of the condition have been satisfied.

Recommendation: Application Permitted

Plans list for: DISC/26/0038

(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	Biodiversity Enhancement Strategy	NONE	04.02.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 20.03.2026

Authorising Officer sign/initial Guy Everest Date: 30.03.2026