



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0040

Birchwood Lodge , Shaws Lane, Southwater, West Sussex, RH13 9BX

DESCRIPTION:

Application for Approval of Details Reserved by Conditions 7 and 8 to approved application DC/25/1325

RELEVANT PLANNING HISTORY:

DC/25/1325	Variation of condition 1 of previously approved application reference DC/25/0070 (Demolition of existing dwelling, and erection of new 3-bedroom dwelling and detached garage) to amend the location of the dwelling together with internal changes to the ground floor plan. Also, the removal of conditions 5, 6 and 10 of previously approved application reference DC/25/0070.	Application Permitted on 16.01.2026
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PLANNING ASSESSMENT

Planning Application DC/25/1325 was granted consent on 16.01.2026. This permission was for the following:

Variation of condition 1 of previously approved application reference DC/25/0070 (Demolition of existing dwelling, and erection of new 3-bedroom dwelling and detached garage) to amend the location of the dwelling together with internal changes to the ground floor plan. Also, the removal of conditions 5, 6 and 10 of previously approved application reference DC/25/0070.

Consent is sought to discharge the details reserved by conditions 7 and 8: -

Condition 7:

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted information includes schedule of proposed external materials. These materials are consistent with the approach outlined as part of the planning permission, with the chosen materials considered suitable for the development and typical of the area, respecting the character of the locality. The submitted details are therefore considered acceptable.

Condition 8:

Pre-Commencement (Slab Level) Condition: No new-build development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, October 2024) have been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Layout shall include the following:

- o Detailed designs or product descriptions for biodiversity enhancements; and
- o Locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to the first occupation of the dwellinghouse and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and in accordance with Policy 31 of the Horsham District Planning Framework (2015).

The application is accompanied by Ecology Design Strategy which sets out an appropriate series of measures to deliver biodiversity enhancement across the site. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0040

(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	Ecological Design Strategy		04.02.2026
Supporting Docs	Materials Schedule		04.02.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 24.03.2026

Authorising Officer sign/initial Guy Everest Date: 30.03.2026