



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0118

High Beech, Mill Lane, Lower Beeding, West Sussex, RH13 6PX

DESCRIPTION:

Approval of details reserved by condition(s) 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13 to approved application DC/24/0568.

RELEVANT PLANNING HISTORY:

DC/24/0568	Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office / leisure room.	Application Permitted on 04.10.2024
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PLANNING ASSESSMENT

Planning Application DC/24/0568 was granted consent on 04.10.2024. This permission was for the following:

Demolition of existing dwelling and erection of a new residential dwelling and the erection of an office / leisure room.

Consent is sought to discharge the details reserved by conditions 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13.

Condition 3:

“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 applicant has included within their submission a list of material details. These include:

- UPVC windows
- Georgian sandfaced brickfacing
- Grey slate tiles
- Ash white painted render
- Black UPVC rainwater goods
- Solar panels
- Stone headers / string course

The materials are considered acceptable. The requirements of the condition have been satisfied.

Condition 8:

“Pre-Occupation Condition: *The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.”

The applicant has included within their submission a Lighting and landscape plan which indicates the positions, types and specifications of the lighting. Following consultation with the Council's Ecological Consultant, no objection was raised with regards to the proposed scheme for lighting. The requirements of the condition have been satisfied.

Condition 9:

“Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.*

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015) in accordance with Policy 40 of the Horsham District Planning Framework (2015).”

The applicant has included within their submission a Plan titled JC/LPFP/ 24. Rev0 which indicates the car parking details including number of parking spaces. Officers note that the layout of the front of the property varies to that of the approved site plan on the application (DC/24/0568), with more extensive hardstanding and more formalised planting areas. However, the decision notice did not request specific details of landscaping (thus no conflict would arise with details landscaping details), or proposed landscaping to be undertaken in accordance with approved details. Furthermore, permitted development rights were not removed restricting the applicant's ability to site further hardstanding on the site- therefore, further works could be carried out in any instance. In any case, the submitted details illustrate suitable parking for the site. The requirements of the condition have therefore been satisfied.

Condition 10:

“Pre-Occupation Condition: *No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).”

The applicant has noted that there would be an Asgard cycle shelter on site, however, the plans do not indicate where the shelter would be sited. The requirements of the condition have not been satisfied.

Other Conditions

Officers acknowledge that the application also seeks discharge of conditions 1 (plans), 2 (standard time), 5 (refuse/recycling), 6 (electric vehicle charging), 7 (broadband), 11 (110ldp water demand), 12 (hours of work) and 13 (permitted development restrictions). However, the wording of these conditions does not require the submission of details for formal discharge, but are rather worded for the purpose of compliance. Accordingly, an informative will be included on the decision notice to ensure that the applicant is made aware of the above.

Recommendation: Split Decision

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/26/0118

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscape Design Plan - Front Driveway	JC/LPFP/24 0	07.04.2026
Plans	Landscape Lighting Plan - Front Driveway	JC/LPLS/24 0	07.04.2026
Materials	Materials Schedule	NONE	07.04.2026
Supporting Statement	Planning	NONE	07.04.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23rd June 2026

Authorising Officer sign/initial RHERMITAGE Date: 23.06.2026