Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0227
Medlars, Swallows Lane, Dial Post, West Sussex, RH13 8NN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2320

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/2320 | Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application) | Application Permitted on 10.04.2024. |

PLANNING ASSESSMENT

Planning Application DC/23/2320 was granted consent on 10.04.2024. This permission was for the following:

***Part demolition of existing building and erection of two storey side and single storey rear extensions. Replacement of existing flat roof with pitched roof, removal of existing dormer window, and installation of 1no rooflight. Re roofing of side porch and installation of new and replacement windows. (Householder Application)***

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

**Condition 3**:

***Pre-Commencement Condition****: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:*

a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
b) *evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or*
c) *a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

*Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.*

The application seeks to discharge condition 3. The supporting document provided in the form of an email from Natural England confirming the site registration and that the works fall within the remit of

WML-CL21. Natural England confirm that work can commence on site and in accordance with class licence WML-CL21. The requirements of the condition have been satisfied.

**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.

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**Plans list for: DISC/24/0227**

Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Docs | Natural England Bat Confirmation | | 09.09.2024 |

**DELEGATED**

Case Officer sign/initial Bethan Tinning Date: 13.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 18.12.2024