Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0184
Sailtops, Cox Green, Rudgwick, West Sussex, RH12 3DE

DESCRIPTION:
Approval of details reserved by conditions 3,4,5,6,7 and 8 to approved application DC/25/0294

RELEVANT PLANNING HISTORY:

DC/25/0294	Variation of condition 4 of previously approved application reference DC/24/0462 (Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access) to alter the wording in regards to the bat mitigation class licence.	Application Permitted on 23.05.2025

PLANNING ASSESSMENT

Planning Application DC/25/0294 was granted consent on 23.05.2025. This permission was for the following:

Variation of condition 4 of previously approved application reference DC/24/0462 (Demolition of existing garage and annexe and construction of 1no 3 bedroom detached house with residential amenity areas, car parking and turning, together with hard and soft landscaping and new access) to alter the wording in regards to the bat mitigation class licence.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, 7 and 8: -

Condition 3:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application was accompanied by proposed construction site set-up which includes details of the areas for loading / unloading, temporary site buildings, storage and wheel washing. The plan states that the site access movements would be supervised by a banksman. Following consultation with the

Local Highway Authority, it is considered that the details provided is satisfactory in regard to Condition 3. Therefore, the requirements of the condition 3 have been satisfied.

Condition 4:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The submitted information includes proposed site plan drawing no. PL.02, Creative Structures, Drainage Information for New Dwelling in Lieu of Annex ref: 24-090, rev P2, and Creative Structures, Proposed Drainage Layout drawing no. 61, rev P2. Whilst the concerns raised by the Council's Drainage Officer is duly noted these matters would be dealt with under Building Regulations therefore, it is recommended that condition 4 can be discharged.

Condition 5:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Updated Preliminary Ecological Appraisal (The Ecology Co-op, March 2024) has been submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.*

Reason: To enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The supporting documents includes the Biodiversity Enhancement Strategy (The Ecology Co-op, October 2024) which contains the locations and specifications for enhancement measures including a new native species-rich hedgerow, a wildflower area, three bat boxes and four bird boxes.

Following consultation with the Council's Ecologist, the submitted information is considered satisfactory which includes details required by condition 5. Subject to implementation in full of the submitted details, it is recommended that condition 5 can be discharged.

Condition 6:

Pre-Commencement (Slab Level) Condition*: No 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 application includes schedule of external materials. Concern was raised with the agent in respect to the chosen colour of natural cedar for the proposed timber cladding. During the course of this application revised Materials Schedule was submitted which amended the proposed horizontal stained timber cladding to charcoal black colour, similar to that shown on the approved plans for planning

permission DC/24/0462. The revised chosen selection of the proposed external materials colour is now considered acceptable and would be in keeping with the local built character. Therefore, it is considered that the requirements of condition 6 have been satisfied.

Condition 7:

Pre-Occupation Condition*: The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The application was accompanied by Biodiversity Enhancement Strategy (The Ecology Co-op, October 2024), Annex Landscape Plan Drawing Number ST002 (Bushy Business Gardens, May 2025) and Recommended Landscape Items (submitted June 2025).

From an ecological perspective, the Council's Ecologist is satisfied the submitted information includes the details required by condition 7. However, due to the concerns raised by the Council's Landscape Officer amended information was submitted. Following re-consultation with the Council's Landscape Officer the increase in proposed trees is welcomed, and the information submitted is now considered sufficient to recommend the discharge of Condition 7.

Although, it should be noted that the potential conflict between the existing drainage run and the 3 no. Malus Evereste proposed towards the south of the scheme. The Council's Landscape Officer recommend the implementation of tree root barriers and/or the relocation of these trees away from the drainage run. Notwithstanding, this outstanding point is deemed minor on this occasion given the information provided, which gives the Local Planning Authority enough detail to secure the implementation of the trees should it be necessary. Therefore, the information provided is considered satisfactorily sufficient to discharge the requirements of Condition 7.

Condition 8:

Pre-Occupation Condition*: No part of the development shall be first occupied until a lighting design scheme for biodiversity based on GN: 08/23 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 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 LPA 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 (as amended) and Policy 31 of the Horsham Development Framework.

The supporting documents includes the Proposed External Lighting (Gould Baxter, December 2024).

Following consultation with the Council's Ecologist, the submitted information is considered satisfactory which includes details required by condition 8. Consequently, subject to implementation in full of the submitted details, it is recommended that condition 8 can be discharged.

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.

Plans list for: DISC/25/0184

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Enhancement Strategy		09.06.2025
Supporting Statement	Drainage Information		09.06.2025
Materials			09.06.2025
Site plan	Proposed Construction Site Set-Up		09.06.2025
Supporting Docs	Proposed External Lighting		09.06.2025
Site plan	Proposed		09.06.2025
Supporting Docs	Recommended Landscape Items		09.06.2025
Plans	Sailtops Annex Landscape Plan	ST005	28.08.2025
Plans	Tree Planting	ST007	28.08.2025
Plans	Site Plan as proposed	PL.02 Rev B	28.08.2025
Supporting Docs	Landscape item		28.08.2025
Plans	Tree Planting	ST004	28.08.2025
Supporting Statement	Drainage Information		09.06.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 15.10.2025

Authorising Officer sign/initial	RHERMITAGE	Date:	23.10.2025