Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0058
75 High Street, Steyning, West Sussex, BN44 3RE

DESCRIPTION:
Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/24/1609

RELEVANT PLANNING HISTORY:

DC/24/1609	Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room (Householder)	Application Permitted on 31.12.2024

PLANNING ASSESSMENT

Planning Application DC/24/1609 was granted consent on 31.12.2024. This permission was for the following:

Demolition of existing single storey rear extension, garage, and garden room. Erection of single storey rear extension and replacement garage and garden room.

Consent is sought to discharge the details reserved by conditions 3, 4, 5 and 6.

Condition 3:

'***Pre-Commencement Condition****: Prior to the commencement of works, a Precautionary Method Statement for mobile protected species shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to mobile protected species, including Hedgehog, reptiles and Common Toad, during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.*

Reason: To conserve protected and Priority 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 s40 of the NERC Act 2006 (as amended).'

The submitted information includes details of Method Statement for Vegetation Clearance. Following consultation with the Council's Ecology Consultant the submitted information is considered to be satisfactory. Therefore, the requirements of the condition 3 have been satisfied, subject to full implementation of the submitted details.

Condition 4:

Pre-Commencement (Slab Level) Condition*: Prior to works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures*

contained within the Ecological Impact Assessment Version 5 (South Downs Ecology, August 2024) relating, shall be 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 LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The application was initially accompanied by Preliminary Ecological Appraisal and Bat Emergence Activity Survey. However, the Council's Ecology Consultant requested additional information in respect to the location of the compensatory planting and bat and bird boxes to be shown, together with specifications for the species to be planted and the specifications of the bat and bird boxes. The heights and aspects of the bat and bird boxes were also required to be included. Subsequently, a detailed proposed site plan was provided which showed where the proposed Biodiversity Enhancements would be located along with the other outstanding details. Following consultation with the Council's Ecology Consultant the proposed enhancements are considered appropriate and suitably located within the site. As a result, the requirements of the condition 4 have been satisfied, subject to full implementation of the submitted details.

Condition 5:

Pre-Commencement (Slab Level) Condition*: Notwithstanding the details submitted, 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).

This application includes schedule of external materials. The Council's Conservation Officer raised no concerns, consequently the requirements of the condition 5 have been satisfied.

Condition 6:

Pre-Commencement (Relevant Works) Condition*: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:*

Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:
- *eaves*
- *verges*
- *junction with parapets*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The supporting documents includes section plan details of the extension eaves and the garden room eaves. Similarly, the Council's Conservation Officer raised no concerns in respect to the submitted information, subsequently the requirements of the condition 6 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.

Plans list for: DISC/25/0058
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Bat Emergence Activity		17.02.2025
Supporting Docs	Method Statement		17.02.2025
Supporting Docs	Risk Assessment		17.02.2025
Materials	Schedule of Materials		17.02.2025
Supporting Docs	Preliminary Ecological Appraisal		17.02.2025
Plans			17.02.2025

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 30.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 07.05.2025