Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/26/0279
St Johns Farm, Trout Lane, Brooks Green, West Sussex, RH13 0JN

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1766

RELEVANT PLANNING HISTORY:

DC/24/1766	Conversion of detached garage into a one bedroom residential annexe ancillary to St Johns Farm.	Application Permitted on 07.01.2025

PLANNING ASSESSMENT
Planning Application DC/24/1766 was granted consent on 07.01.2025. This permission was for the following:

Conversion of detached garage into a one bedroom residential annexe ancillary to St Johns Farm.

Consent is sought to discharge the details reserved by condition 3: -

Pre-Occupation Condition*: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Arun Ecology, November 2024), 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 Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The applicant submitted a Biodiversity Enhancement Strategy which outlines the proposed enhancement measures and other details. The ecological enhancements include the installation of bat and bird boxes. This is considered appropriate and proportionate to the development with the submitted details considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0279
(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
Plans	Biodiversity Enhancement Layout		19.08.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 13.10.2026

Authorising Officer sign/initial Guy Everest Date: 14.10.2026