Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0207
Little Woodhouse, Annexe , New Road, Billingshurst, West Sussex, RH14 9DS

DESCRIPTION:

Approval of details reserved by conditions 3, 5, 6, 7, 8, 9, 10, 11, 12 and 14 to approved application DC/23/0686

RELEVANT PLANNING HISTORY:

DC/23/0686	Variation of Conditions 1 and 5 of previously approved application DC/21/1471 (Demolition of existing bungalow and erection of replacement two storey dwelling, car port and new access) to allow for repositioning of proposed access.	Application Permitted on 13.10.2023

PLANNING ASSESSMENT

Planning Application DC/23/0686 was granted consent on 13.10.2023. This permission was for the following:

Variation of Conditions 1 and 5 of previously approved application DC/21/1471 (Demolition of existing bungalow and erection of replacement two storey dwelling, car port and new access) to allow for repositioning of proposed access.

Consent is sought to discharge the details reserved by conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14.

Condition 3:

Pre-Commencement (Slab Level) Condition*: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved Statement on Water Neutrality dated 20 April 2022 and received 20.04.2022 have been submitted to and approved in writing by the Local Planning Authority.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted a Discharge of Conditions Statement dated 27.06.2025 which identifies the water efficient fixtures and fittings, including rainwater harvesting tank. A Part G Calculator has been submitted confirming the flow rates for the fixtures and fittings. While the flow rates do slightly differ from those presented in the approved Water Neutrality Statement, these are less than those indicated, with the total litres per person per day less than the approved Statement.

The details as submitted are therefore considered acceptable and the requirements of the condition have been satisfied.

Condition 5:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be first 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, to be planted along the boundary of the approved access track*

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 Applicant has submitted a Discharge of Conditions Statement dated 27.06.2025 which identifies the planting that has taken place, including their size, number, and species. The details submitted are considered acceptable and the requirements of the condition have been satisfied.

Condition 6:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 1.05 rev A and shall be thereafter retained as such.*

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 7:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.*

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 8:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the car port or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.*

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).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 9:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the car port or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 10:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection has been provided to the premises.*

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 11:

***Pre-Occupation Condition**: No part of the development hereby permitted shall 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 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 (Priority Habitats & Species) and Policy 31 of the Horsham Development Framework.

The Applicant has submitted a Discharge of Conditions Statement dated 27.06.2025 which outlines that no lighting has been installed beyond the footprint of the building, with only downlights used in the covered porch and verandah areas.

Following consultation with the Council's Ecologist, these details are considered satisfactory, and the requirements of the condition have been satisfied.

Condition 12:

***Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the 1.02 rev D.*

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved plan. As such, there is no requirement to formally discharge this condition.

Condition 14:

Regulatory Condition*: The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal by Astute Ecology reference AE21.125 dated May 2021.*

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

This condition does not require the submission of details, and rather requires the development to be carried out in accordance with the approved document. As such, there is no requirement to formally discharge this condition.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Applicant is advised that conditions 6, 7, 8, 9, 10, 12, and 14 do not require the submission of details, and rather requires that the development be carried out in accordance with the approved plans/documents.

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/25/0207
(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	Hard and Soft Landscaping	NONE	01.07.2025
Photos	Appendix B Photographic Evidence for Planting	NONE	01.07.2025
Supporting Docs	Discharge of Conditions Statement dated 27.06.2025	NONE	01.07.2025

DELEGATED

Case Officer sign/initial	Tamara Dale	Date:	09.09.2025
Authorising Officer sign/initial	RHERMITAGE	Date:	17.09.2025