



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0111

Park Farm House, Wheatsheaf Road, Woodmancote, BN5 9BA

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/25/2053.

RELEVANT PLANNING HISTORY:

DC/25/2053	Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).	Application Permitted on 13.03.2026
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PLANNING ASSESSMENT

Planning Application DC/25/2053 was granted consent on 13.03.2026. This permission was for the following:

Demolition of existing pool shed. Erection of new pool house and semi-covered outdoor kitchen and seating area. Installation of solar panels and relocation of existing outdoor unit. (Householder Application).

Consent is sought to discharge the details reserved by condition 3 and 4.

Condition 3:

Pre-commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

Specifications of roof covering material.

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 pre-serving the special architectural or historic interest which it possesses, and to comply with Poli-cy 34 of the Horsham District Planning Framework (2015).

The submitted information includes Design and Access Statement, Proposed Roof Plan, Heritage Statement, Tile Photo and Tile Data Sheet. Following consultation with the Council's Conservation Officer, it is considered that the submitted roofing tiles details are acceptable and condition 3 can be discharged. Therefore, the requirements of the condition 3 have been satisfied.

Condition 4:

Pre-commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended)

The application is accompanied by a Biodiversity Enhancement Layout Plan. However, the Council's Ecology Consultant was not satisfied that the original submitted information included details required by condition 4 as the original submitted Biodiversity Enhancement Layout Plan did not detail the provision or location of any biodiversity enhancements, only landscaping matters. It is acknowledged that Section 15 of the approved Extended Phase 1 Ecological Assessment and Phase 2 Bat Surveys (Phillips Ecology, November 2024) included suitable enhancement recommendations which have not been implemented. The Council's Ecology Consultant recommended that the approved biodiversity enhancements are included within the Biodiversity Enhancement layout plan or further sufficient justification regarding why this is not considered necessary should be provided.

Upon the Council's Ecology Consultant's advice, the agent has provided revised Biodiversity Enhancement Layout Plan showing the proposed ecological enhancements as detailed within the approved Ecology report. The revised drawing now satisfies the requirements of condition 4.

Recommendation: Application Permitted

Plans list for: DISC/26/0111

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Roof plan	Proposed	069-PFH-004	27.03.2026
Supporting Docs	Tile Data sheet	NONE	27.03.2026
Layout plan	Biodiversity enhancement	069-PFH-003 REV P1	22.05.2026
Design & Access Statement		NONE	27.03.2026
Supporting Statement	Heritage	NONE	27.03.2026
Photos	Tile photo	NONE	27.03.2026
Supporting Statement	Planning statement	NONE	27.03.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 22.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 29.05.2026