DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0108
Ebbsworth Cottage, The Street, Nutbourne, West Sussex, RH20 2HE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 6 to approved application DC/21/2802

RELEVANT PLANNING HISTORY:

DC/21/2802	Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building (Retrospective).	Application Permitted on 22.03.2024

PLANNING ASSESSMENT

Planning Application DC/21/2802 was granted consent on 22.03.2024. This permission was for the following:

Erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building (Retrospective).

Consent is sought to discharge the details reserved by conditions 3 and 6 of the above permission: -

Condition 3

Pre-commencement Condition: *No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Ward Members. The works must not be executed other than in complete accordance with these approved details:*

a) Specification, including elevational drawings of timber frame construction to replicate the form of the demolished historic timber frame.

b) Samples or specifications of external materials and surface finishes.

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).

In response to the above condition the applicant has provided the following documents:

- Elevation Plans – received 14.05.2024.
- Planning Statement – received 14.05.2024

The submitted details have been reviewed by the Conservation Officer, and it has been concluded that the submitted statement is acceptable. As such, it is considered, that details submitted pursuant to Condition 3 are acceptable.

Condition 6

Pre-commencement (Slab Level) Condition: *A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Impact Assessment (Lizard Landscape Design and Ecology, November 2022) 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 (Priority habitats & species).

In response to the above condition the applicant has provided the following documents:

- Biodiversity Enhancement Strategy – received 05.07.2024.

The submitted details have been reviewed by the Place Services Ecologist, who is satisfied that the submitted information includes the detail required by this condition. As such, it is considered, that details submitted pursuant to Condition 6 is acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0108
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement		14.05.2024
Elevation plan	Proposed Annex Elevations	2.01	14.05.2024
Supporting Statement	Biodiversity Enhancement Strategy		05.07.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 13.08.2024

Authorising Officer sign/initial RHERMITAGE Date: 30.08.2024