



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0197

2 Barrack Cottages , Brighton Road, Shermanbury, West Sussex, RH13 8HQ

DESCRIPTION:

Approval of details reserved by conditions 3, 4, 5, 6 and 9 to approved application DC/25/1402

RELEVANT PLANNING HISTORY:

DC/25/1402	Removal of existing mobile home and four container units and erection of a three bedroom chalet bungalow.	Application Permitted on 19.12.2025
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PLANNING ASSESSMENT

Planning Application DC/25/1402 was granted consent on 19.12.2025. This permission was for the following:

Removal of existing mobile home and four container units and erection of a three bedroom chalet bungalow.

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, and 9: -

Condition 3:

Pre-commencement (Slab Level) Condition: Prior to the commencement of the development taking place above ground-floor slab level, a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Suitability Assessment for Bats and Great Crested Newts (Babec Ecological Consultants, February 2023) 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 and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

The condition requires the submission and approval of a Biodiversity Enhancement Layout, including detailed designs or product descriptions for the proposed biodiversity enhancements and their locations, orientations and heights on appropriate drawings.

The submitted Biodiversity Enhancement Layout (Kent Sussex Ecology, June 2026) has been reviewed by the Council's Ecologist, who has confirmed that the submitted information meets the above requirements. The submitted details are considered acceptable.

Condition 4:

Pre-occupation Condition: *No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.*

Reason: To provide adequate on-site car parking and turning space for the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

The applicant has submitted Site Plan 21/1463/05 which indicates the proposed vehicle parking and turning area. West Sussex County Council, in its capacity as Local Highway Authority, has reviewed the submitted information and confirms that it is satisfied with the details provided in respect of Condition 4. The submitted details are considered acceptable.

Condition 5:

Pre-occupation Condition: *No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The applicant has submitted Site Plan 21/1463/05, which indicates the cycle parking provision as comprising a dedicated bicycle store. West Sussex County Council, in its capacity as Local Highway Authority, has reviewed the submitted information and confirms that it is satisfied with the details provided in respect of Condition 5. The submitted details are considered acceptable.

Condition 6:

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 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 approval of further details and the description of the application has been amended accordingly. It is though noted that the applicant has submitted Site Plan 21/1463/05, which demonstrates the proposed provisions for the storage of refuse and recycling will be located to the side of the property, in accordance with the above requirements.

Condition 9:

Regulatory Condition: *The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.*

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

This condition is a regulatory condition and as such does not require discharging. The description of development has been amended accordingly.

Recommendation: Application Permitted

NOTE TO APPLICANT

The applicant is advised that conditions 6 and 9 do not require the approval of further details. The requirements of the conditions must though be met in full.

Plans list for: DISC/26/0197

(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
Block plan		21/1463/05	22.06.2026
Supporting Statement	Biodiversity Enhancement Layout - Condition 3		22.06.2026
Supporting Statement	Planning		

DELEGATED

Case Officer sign/initial Shazia Penne Date: 17.08.2026

Authorising Officer sign/initial Guy Everest Date: 17.08.2026