Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0208
1 Amiesmill Cottages, Kerves Lane, Horsham, West Sussex, RH13 6RL

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/23/1368

RELEVANT PLANNING HISTORY:

DC/23/1368	Erection of single storey rear extension. Installation of external wall Insulation with timber cladding and render, and insertion of 4No. rooflights in existing roof. Blocking up of door on southern elevation and installation of new air source heat pump.	Application Permitted on 02.10.2023

PLANNING ASSESSMENT

Planning Application DC/23/1368 was granted consent on 02.10.2023. This permission was for the following:

Erection of single storey rear extension. Installation of external wall Insulation with timber cladding and render, and insertion of 4No. rooflights in existing roof. Blocking up of door on southern elevation and installation of new air source heat pump.

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

Condition 3:

Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Greenspace Ecological Solutions, December 2022) and the Bat Survey and Assessment (Babec Ltd., July 2023) 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 & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority Habitats & Species).

The submitted information relating to the updated Biodiversity Enhancement Strategy (September 2024) received 10.04.2025 has been reviewed by the Ecologist and meets the requirements for discharging Condition 3. The previous concerns have been addressed, and the submitted information now includes all necessary details. It is recommended that Condition 3 be discharged, provided the details are fully implemented.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

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/24/0208
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Biodiversity Action Plan		10.04.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 07.05.2025

Authorising Officer sign/initial RHERMITAGE Date: 19.05.2025