



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 04 July 2017

**DEVELOPMENT:** Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval DC/15/1946

**SITE:** Land Parcel at Nuthurst Road Monks Gate West Sussex, RH13 6LG

**WARD:** Nuthurst

**APPLICATION:** DC/17/0667

**APPLICANT:** Mrs Nicola Humphrey

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters have been received which are contrary to the Officers' recommendation

**RECOMMENDATION:** To approve the application, subject to conditions

## **1. THE PURPOSE OF THIS REPORT**

1.1. To consider the planning application.

### DESCRIPTION OF THE APPLICATION

1.2 This application seeks approval of Reserved Matters pursuant to outline planning permission DC/15/1946, which permitted the erection of 10 dwellings, served by a new access from Nuthurst Road. The outline planning permission reserved all matters except for access. As such, this application must consider whether the matters of layout, scale, appearance and landscaping are acceptable.

1.3 The proposed layout shows a cul-de-sac arrangement which runs approximately east to west. The housing mix is proposed as follows:

- 4 x 4 bedroom detached houses (up to 8.3m in height)
- 2 x 3 bedroom detached bungalows (up to 6m in height)
- 1 x 2 bedroom semi-detached house (up to 8.2m in height)
- 3 x 3 bedroom semi-detached houses (up to 8.2m in height)

Each dwelling is served by a driveway and plots 5-10 are also served by a garage.

1.4 The application has been accompanied by a number of supporting documents, including:

- Planning statement
- Drainage and Flood Risk Assessment
- Drainage Statement

- Ecological Survey Report
- Ecological Mitigation and Management Plan
- Reptile Survey Report
- Landscape Management Statement
- Landscape performance specification
- Tree and landscape report
- Site waste management proposal

## DESCRIPTION OF THE SITE

- 1.5 The site is an un-developed paddock located in open countryside outside of a built-up area boundary. It is set back from Nuthurst Road by an existing landscape strip containing various trees and hedges, and a pond surrounded by a grassed area. Some of the trees on the boundary with the application site are protected by a Tree Preservation Order. A public footpath runs along the western side of the site, and is separated from the site by a low hedge of mainly brambles. The site slopes gently up to the south, and the slope continues to rise to the south of the site. As a result, the site is visible from further south along the public footpath. There is an open post and rail fence to the boundary with the rear gardens of the pair of semi-detached dwellings at Southlands. The site is separated from Great Ventors Farm by a retained area of paddock.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

#### 2.2 National Planning Policy Framework:

Chapter 1 – Building a strong, competitive economy  
 Chapter 4 – Promoting sustainable transport  
 Chapter 6 – Delivering a wide choice of high quality homes  
 Chapter 7 – Requiring good design  
 Chapter 8 – Promoting healthy communities  
 Chapter 10 – Meeting the challenge of climate change, flooding and coastal change  
 Chapter 11 – Conserving and enhancing the natural environment  
 Chapter 12 – Conserving and enhancing the historic environment

#### 2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 – Sustainable Development  
 Policy 2 – Strategic Development  
 Policy 3 – Development hierarchy  
 Policy 4 – Settlement expansion  
 Policy 15 – Housing Provision  
 Policy 16 – Meeting local housing needs  
 Policy 24 – Environmental Protection  
 Policy 25 – The Natural Environment and Landscape Character  
 Policy 26 – Countryside Protection  
 Policy 31 – Green Infrastructure  
 Policy 32 – The Quality of New Development

Policy 33 – Development Principles  
Policy 34 – Cultural and Heritage Assets  
Policy 35 – Climate Change  
Policy 36 – Appropriate Energy Use  
Policy 37 – Sustainable Construction  
Policy 38 – Flooding  
Policy 39 – Infrastructure Provision  
Policy 40 – Sustainable Transport  
Policy 41 – Parking

## RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Nuthurst Neighbourhood Development Plan 2015-2031 was made by the Council on 21st October 2015.
- 2.5 Relevant Policies of the Neighbourhood Plan are 1 (A Spatial Plan), 5 (Land at Great Ventors Farm, Monks Gate), 10 (Housing Design), 13 (Local Green Spaces) and 14 (Green Infrastructure Biodiversity).
- 2.6 Nuthurst Parish Design Statement is also a relevant material consideration.

## PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/15/1946	Outline application for the erection of 10x dwellings with all matters reserved except access.	Application Permitted on 26.08.2016
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## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk). Amended plans showing a revised layout were submitted by the applicant on 30<sup>th</sup> May in response to consultee comments. These plans were subject to a two week re-consultation. Where additional comments have been received these are summarised below. Where revised comments have not been received, the following comments are still considered to be relevant.

### INTERNAL CONSULTATIONS

- 3.2 **HDC Community and Leisure:** No objection.
- 3.3 **HDC Environmental Health:** No objection.
- 3.4 **HDC Drainage Officer:** No objection.
- 3.5 **HDC Consultant Ecologist:** The Ecological Mitigation and Management Plan included with the reserved matters application is not the most recent version, and needs to include the requested amendments made during the consideration of DISC/17/0078 for approval of details pursuant to condition 23 on DC/15/1946. The original Tree Protection Plan submitted on the 22nd March highlighted a dead / weak tree for removal – confirmation was requested as to whether this tree is the tree considered to have potential to support roosting bats in the Extended Phase 1 Ecological Survey. If so, further information would be required to confirm whether roosting bats are likely to be present, and, if so, any mitigation / licensing requirements. However, based on the revised Tree Protection Plan

submitted on the 8th May, tree T10 is now proposed to be retained, and as such, no further information is required regarding this tree.

- 3.6 **HDC Arboricultural Officer:** No objection.
- 3.7 **HDC Landscape and Horticultural Officer:** The proposal has no significant implication for green space / recreation provision but it is advised that the selection of tree species close to housing is appropriately considered.
- 3.8 **HDC Landscape Architect:** In terms of overall design, the location of 2 storey dwellings adjacent to the public footpath would not provide a good design transition into the countryside. An access path to connect the proposed development with the existing footpath should also be provided. The applicant's intention of dealing with the landscape matters (hard and soft) through condition is noted but the following comments are of relevance. Any landscaping proposals should be fully co-ordinated with underground services; closed board fence should be resisted due to the rural location of the site and post and rail fence should be used if hedgerow alone is not sufficient; there should be some amendments to planting in close proximity of the proposed dwellings.
- 3.9 **HDC Conservation Officer:** Plots 1-2 would be unduly prominent when looking from Brighton Road, between the properties Cherrington Cottage and Southlands. Built form in this location should be limited to single storey and should be positioned to maintain open space to preserve the glimpse view from Brighton Road. Also, any boundary treatment to these plots should be a post and rail timber fence with a hedgerow planted to the north east side of the fence so to soften the boundary and maintain the more rural character of the locality. The soft landscaping and buffering is important in maintaining the contained feel to the site and in screening the presence of the built form in this development and therefore, details of the proposed future management and maintenance of the buffers and additional planting is required.

## OUTSIDE AGENCIES

- 3.10 **WSCC Highways Comments:** Vehicular access has previously been considered at outline stage. In terms of the internal layout, there should be a continuous 2m footway on at least one side of the carriage way and a link should be provided from a footway within the site to footpath 1718. Finally, the applicant needs to demonstrate that service vehicles, including fire appliances, can access all properties.
- 3.11 **WSCC Public Rights of Way:** The route to the west of the site is likely to experience increased use. The route is currently un-surfaced and any improvements would be advantageous. Alteration or replacement of the existing boundary or erection of a new fence line must be done in consultation with the WSCC rights of way team. No structures for example gates or stiles may be erected on the public right of way without prior consent of WSCC rights of way team.
- 3.12 **WSCC Lead Local Flood Authority:** No objection.
- 3.13 **Southern Water:** Initial investigations indicate that Southern Water can provide foul sewerage disposal to service the proposed development. Southern Water requires a formal application for a connection to the public to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

## PUBLIC CONSULTATIONS

- 3.14 **Nuthurst Parish Council:** The Parish Council has no objection to this application as it generally conforms to the principles and policies in the Nuthurst Neighbourhood Plan and the Guidance in the Nuthurst Parish Design Statement. However, some general concerns are raised in relation to the long term management of the nature reserve area and the impact on existing sewerage capacity.

## PUBLIC CONSULTATIONS

- 3.15 11 letters of objection have been received by the council, which include the following points:
- Concerns relating to surface water runoff and increased risk of flooding
  - Concerns relating to capacity of foul drainage systems to cope
  - Concerns that increased lorry movements will be needed due to sewerage system not being able to cope
  - Negative impact on the adjacent footpath and its ability to be used by members of the public
  - Concerns that hedges and existing screening along Nuthurst Road are not adequately protected
  - Concerns over management of the nature reserve
  - Concerns that site will not be adequately screened
  - Loss of day light / dark skies for properties adjoining the site
  - Loss of privacy for houses adjoining the site
  - Concerns over noise from the development during construction and once built
  - The development does not provide a mix of dwelling types
  - The development does not conform to the criteria set out in the neighbourhood plan
  - The development does not make clear how it will protect the pond and the surrounding area
  - Cutting down an oak tree is unjust and unnecessary
  - Management of the Wildlife Corridor should include existing residents of Monks Gate, not just the new residents
  - Concerns that the nature reserve area is not being properly protected for community use – the land should be transferred to the parish council to be managed
  - Developer has not engaged with the local community

## 4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

## 5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

## **6. PLANNING ASSESSMENTS**

### Introduction

- 6.1 This is an application for approval of reserved matters pursuant to outline planning permission DC/15/1946 for 10 dwellings. As such, the principle of development has already been considered acceptable and consideration is now limited to whether the reserved matters of layout, scale, appearance and landscaping are acceptable.

### Layout

- 6.2 The reserved matters application, as originally submitted, was in conformity with the indicative site layout submitted at outline stage. As was previously acknowledged at outline stage, the development is unable to replicate the road-fronting development which characterises Monks Gate due to the site's location setback from Nuthurst Road. Notwithstanding this, the proposed layout does reflect the linear form of development which is prevalent in the settlement.
- 6.3 Policy 5 of the Nuthurst Parish Neighbourhood Plan allocates the site, plus the paddock to the east, for residential development, and the explanatory text of the Policy at paragraph 4.23 advises that between 9 and 12 dwellings are expected to come forward on the site as a whole. The outline application and this reserved matters application does not include the entirety of the land allocated in the Nuthurst Parish Neighbourhood Plan, with a paddock at the eastern end of the site being retained by the applicant. The proposed layout shows a cul-de-sac arrangement which terminates close to the boundary with the retained paddock. The layout of the site allows for access into the remainder of the allocated site so that it does not become sterilised. Therefore, the development of only part of the site allocation has not prejudiced the remainder of the site coming forward for development at a later date. This aspect of the scheme is considered to be acceptable.

### Scale

- 6.4 In terms of design and appearance, the proposal incorporates a mix of one and two storey housing types which add interest to the development. Some concerns were originally raised in relation to the scale and bulk of the proposed dwellings which did not reflect existing nearby dwellings. In response to these concerns, the applicant has since submitted amended plans which have significantly reduced their scale and bulk to be more in line with the local surroundings.
- 6.5 In addition, concerns have been raised at both outline and reserved matters stage in relation to the potential landscape impact of siting two storey dwellings along the western boundary of the site adjoining the existing public footpath. As such, the Applicant has subsequently submitted amended plans which have sought to address this issue. These plans show a revised layout which still includes a two storey house adjacent to the footpath, but of a slightly smaller scale and lower height than other two storey dwellings within the development. Whilst the siting of the bungalows adjacent to the footpath would in this instance be the preferred option, the Applicant has advised that their submitted layout incorporates bungalows at plots 5 and 6 to reduce the apparent scale of the development when viewed through the new access from Nuthurst Road. The proposed amendments have taken into consideration the potential for landscaping impacts along the western boundary and have proposed measures which will help mitigate this impact. Therefore, the scale is considered to be acceptable.

### Appearance

- 6.6 In terms of appearance, the proposed design is broadly in keeping with the character and appearance of dwellings which are already located within Monks Gate and the wider Horsham area. The proposed dwellings generally meet the requirements of the Nuthurst Parish Design Statement; they are brick built and finished with either tile hanging or weatherboarding. Plots 5-10 also have an internal or free standing brick built garage. The general form and appearance of the dwellings as proposed is considered to be acceptable however, a condition is recommended which requires the applicant to submit details of the proposed materials to the council for approval before works can commence on site.

### Landscaping

- 6.7 The site is located in the open countryside and is visible in the wider landscape from the public footpath to the south which rises to higher ground than the site. To the north of the site is an area of land which is not included in the red edge of the application site, which is to be retained as a nature reserve and also act as a buffer between the proposed development and the Nuthurst Road (as required by Policy 5 of the Nuthurst Parish Neighbourhood Plan and secured through the outline application section 106 agreement). The Applicant has submitted a Landscape Management Statement, Landscape Performance Specification and Tree and Landscape report as part of this application.
- 6.8 In reviewing the scheme, a number of matters were considered which require clarification and amendment. These include concerns over proposed planting, ensuring co-ordination with underground services and proposed planting, concerns relating to the proposed use of boundary treatments of an inappropriately urban appearance (such as close boarded fencing) and the need to submit hard landscaping details. Further information should also be provided in relation to the Landscape Management Statement. These however, are planning concerns which have already been secured through condition as part of the outline permission (condition 7 requires approval of boundary treatments, condition 20 requires approval of hard and soft landscaping and condition 22 requires approval of a landscape maintenance plan). In addition, it was also requested that access to the existing footpath from the development should be provided. The Applicant has since produced a revised plan which shows access from the development, through the existing gate, to the footpath. Therefore, Officers are therefore satisfied that appropriate landscaping can come forward through the existing landscaping and boundary treatment conditions.

### Conservation and Heritage

- 6.9 The heritage concerns that have been raised relate primarily to the urbanising effect that development could have and in particular, for the potential of plots 1-2 to be viewed from Brighton Road, between Cherrington Cottage and Southlands. It has been suggested that these plots should be single storey in height and positioned to preserve the glimpse view from Brighton Road. This includes implementing boundary treatment which is sympathetic to the rural character of the area (post and rail timber fencing and hedgerow) and implementing sufficient landscaping and buffering to maintain the contained feel of the site and effectively screen the development from view.
- 6.10 It is acknowledged that the development will result in a significant change in the character of this site, and therefore of the wider setting of a number of heritage assets. However, the explanatory text following the allocation Policy 5 in the Nuthurst Parish Neighbourhood Plan, anticipates up to 12 dwellings of up to two storeys in height. The proposed development has now been reduced in both scale and bulk. Plots 1 and 2 were originally proposed with heights in excess of 9.4m however, through revisions these dwellings have been lowered to 8.2m and the roof forms amended to allow for a more spacious appearance. The scale and bulk of the plots have therefore been considerably lowered. Whilst the heritage concerns are noted it is nevertheless considered through these

revisions and the existing landscaping conditions on the outline application, that the limited harm arising from the siting of two storey dwellings on plots 1-2 is outweighed by the benefits arising from the delivery of new dwellings in accordance with an allocation in a made Neighbourhood Plan.

#### Amenity

- 6.11 Policy 33 of the HDPF requires development to be designed to avoid unacceptable harm to the amenity of occupiers/ users of nearby property and land. In addition, criterion (ii) of the Nuthurst Parish Neighbourhood Plan allocation requires the layout to be sympathetic to nearby houses and establish a clear and defensible boundary along the southern edge of the site.
- 6.12 The closest neighbouring properties are Southlands Cottages, Corner House and Cherrington Cottage which are located to the north east of the site, behind plots 1-4. The proposed dwellings are located some distance from the existing dwellings with a strip of undeveloped land outside of the application site separating the proposed residential gardens from the adjoining existing gardens. To the north west of the site there is another dwelling (Cloisters) however, there is sufficient separation (approximately 30m) between the closest proposed dwelling and the existing dwelling to prevent any material harm to the amenity of occupiers of this neighbouring dwelling. In terms of impact on the amenity of footpath users, whilst it is acknowledged that the development will be visible from the footpath; this is considered to be limited in the context of the routes wider setting, given the close relationship of the site with the existing developed area of Monks Gate. In addition, the landscaping and boundary treatment conditions on the outline application will aid in mitigating the visual impact of the new development. As such, it is considered that the proposed development would not appear visually overbearing or have an adverse impact upon the amenities of the occupiers of these neighbouring dwellings or users of the nearby land.
- 6.13 In terms of provision for future residents, the layout demonstrates that the scheme provides suitable gardens for each dwelling and does not result in overlooking or overbearing appearances within the layout. As such, no concerns are raised in respect of amenity.

#### Affordable Housing and Housing Mix

- 6.14 Criterion (i) of the Nuthurst Parish Neighbourhood Plan allocation requires the scheme to comprise a mix of 1 to 4 bedroom houses. The proposed housing mix is in conformity with the indicative mix submitted with the outline application. It is proposed as follows:
- 4 x 4 bedroom detached houses
  - 2 x 3 bedroom detached bungalows
  - 1 x 2 bedroom semi-detached house
  - 3 x 3 bedroom semi-detached houses
- 6.15 This is in broad conformity the Nuthurst Parish Neighbourhood Plan (Policy 5 at paragraph 4.2) which seeks a scheme that comprises a mix of 1-4 bedroom houses. Whilst it is acknowledged that no 1 bedroom houses are proposed, a mix of houses between 2 and 4 bedrooms has been proposed, with the majority comprising of 3 bedroom dwellings. As such, the proposed housing mix is in line with the findings of the Crawley Borough Council and Horsham District Council Housing Mix Report (published in November 2016), which recommends the future market mix for Horsham's rural areas and smaller towns be made up of 35% of 3 bed dwellings. Comparatively, in terms of 1 bedroom dwellings, only 15% of dwellings are recommended. In addition, the mix of two storey dwellings and bungalows broadly reflects the varying character of the local area and the mix of surrounding properties. As such, it is considered that the housing mix proposed is adequate for the proposed location and in light of the size of this development.



- 6.16 In terms of affordable housing, the outline planning permission was subject to a Legal Agreement requiring the developer to provide 4 affordable housing units on site, or to provide a commuted sum calculated in accordance with HDC's Draft Affordable Housing Supplementary Planning Document (SPD) (or other guidance superseding it), i.e. £280 per square metre. In accordance with the requirements of the Section 106, the developer duly notified the council that they have been unable to find a Registered Provider to take on the four affordable units. Since submitting this notification, the Council has not proposed any alternative Registered Providers and as such, in consultation with Housing, it considered that a financial contribution towards off-site provision of affordable housing is acceptable in this instance.

#### Parking and Highways

- 6.17 Access to the site from Nuthurst Road was previously approved under the outline permission and as such only the internal layout and parking will be considered as part of this application.
- 6.18 An internal layout which allows each dwelling to have 2 car parking spaces has been proposed. These are provided on hardsurfacing for plots 1-4, while plots 5-10 also have garages. This application has been reviewed by West Sussex County Council Highways who raised some concerns in relation to the proposed internal footways, the ability of service vehicles to navigate the site and the need to provide a link from the development to the existing footpath. The Applicant has since provided revised plans which have considered these concerns. The footpath has been extended to the north and east of the site and a link provided to the west of the site from the development to the existing footpath. In addition, the outline permission requires the Applicant to submit details relating to car parking to the council for approval. No concerns are therefore raised in relation to parking and highways.

#### Other Matters

- 6.19 The outline permission has already secured through condition a number of additional details to be submitted and approved by the Local Planning Authority. As such, the applicant has confirmed that rather than submitting these details as part of the Reserved Matters application, the details will be submitted pursuant to the relevant conditions. The Planning Service however has the following comments in relation to these matters:

#### Biodiversity and Trees

- 6.20 As part of this application, the Applicant has also submitted an Ecological Survey Report, Ecological Mitigation and Management Plan and Reptile Survey Report. Details of ecology have previously been addressed through an application for approval of details pursuant to condition 23 on DC/15/1946 (under reference DISC/17/0078). In reviewing the scheme, HDC's consultant ecologist requested that further details were submitted in relation to tree T10 which was shown to be removed. In response, the Applicant has submitted amended plans which now show this tree to be retained. As such, HDC's consultant ecologist is now satisfied that the ecology of the site has been appropriately considered.

#### Flooding and Drainage

- 6.21 Criteria (v) and (vi) of the Nuthurst Parish Neighbourhood Plan requires the scheme to make satisfactory provision for managing sewage treatment and mitigating localised flooding. The comments made by Nuthurst Parish Council, Monks Gate Residents Association and through written representations in respect of existing flooding and drainage problems in the area are noted. The Council cannot however require a developer to rectify an existing off-site problem. Where flooding is an issue, it should be demonstrated

that the proposal would not make any existing problem worse. As such, the application is accompanied by a Flood Risk Assessment and Drainage Statement which sets out a drainage strategy for the site. In this case, Southern Water, the Council's Drainage Officers and the Lead Local Flood Authority have raised no objections to the proposed drainage strategy. In addition, appropriate drainage conditions were previously applied at outline stage which require the applicant to submit the detailed design of the scheme to the Council for approval before works can commence on site. As such, it is considered possible and appropriate for an acceptable means of managing surface water and foul drainage to come forward through the existing conditions applied to the outline application condition.

### Conclusion

- 6.22 This is an application for approval of reserved matters pursuant to outline planning permission DC/15/1946. As such, the principle of development has already been considered acceptable and only the reserved matters of layout, scale, appearance and landscaping are for consideration now. As outlined above, the scheme has an acceptable layout, scale and appearance and that concerns relating to landscaping can be addressed through pre-existing conditions. The scheme is therefore considered to comply with the above – mentioned planning policies and it is recommended that this scheme is approved.

## **7. RECOMMENDATIONS**

To permit the application subject to the following conditions:

1. A condition listing the approved plans
2. No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall show accordance with the approved landscaping scheme and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.  
Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory development in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).
3. Pre-commencement condition (slab-level): No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.  
Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).
4. Pre-occupation condition: Prior to the initial occupation of the development hereby permitted, the pedestrian link from the site to the adjacent public right of way Footpath 1718 as shown on drawing number 048-02-02, received by the Local Planning Authority on 30<sup>th</sup> May 2017 shall be constructed and shall thereafter remain in place.  
Reason: In order to provide suitable connections to the local public rights of way network in the interests of sustainable travel choices and in the interests of the amenity of future occupiers in accordance with Policies 32, 33 and 40 of the Horsham District Planning Framework (2015).

5. Pre-occupation condition: The development hereby permitted shall not be occupied until the first floor side window(s) on Plots 7, 8, 9 and 10 on Plan 048-02-02 Rev A (received 30.05.2017) have been fitted with obscured glazing. Once installed the obscured glazing shall be retained permanently thereafter.  
Reason: To protect the privacy of the approved dwellings in accordance with Policy 33 of the Horsham District Planning Framework (2015).
6. Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings (other than those shown on the plans hereby approved) shall be formed on the side elevations of plots 2, 3, 7, 8, 9, and 10 of the development without express planning consent from the Local Planning Authority first being obtained.  
Reason: To protect the amenities of adjoining residential properties from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
7. Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no dormer windows or other roof extensions shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.  
Reason: In the interest of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).
8. Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no gates, walls or fences shall be erected, constructed or placed along the southern boundary of the site, western boundary of the site or forward of the principal elevations of any dwelling within the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.  
Reason: In the interest of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: