



**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 18 September 2018

**DEVELOPMENT:** Conversion of first floor into 4 self-contained flats and a two storey first and second floor extension including addition of side terraces to north west elevation, and conversion of attached outbuilding into a holiday let (Full application)

**SITE:** 58 - 62 High Street Steyning West Sussex BN44 3RD

**WARD:** Steyning

**APPLICATION:** DC/18/0496

**APPLICANT:** **Name:** Mr Mason **Address:** The Little House Shoreham Road Small Dole Henfield BN5 9YQ

**REASON FOR INCLUSION ON THE AGENDA:** More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions

## 1. THE PURPOSE OF THIS REPORT

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the conversion of the first and second floors at 60 & 62 High Street from A2 use to form 4 two-bedroom self-contained flats, retaining the existing A2 use at ground floor level. To facilitate this change of use, a first and second floor roof extension is proposed to the rear of the building. The proposal also seeks to change the use of the frontage building at 58 High Street from A2 use to an A1 retail shop unit, and the conversion of the ancillary barn to the rear of all three buildings into 1 no. holiday-let.
- 1.2 The proposed A1 retail unit within 58 High Street would measure to a total floor area of 25.5sqm, and would incorporate the installation of a w.c within the rear of the unit. The shop would be accessed via a reinstated front door that would sit along the front elevation, with the shop subdivided from the rest of the building through the blocking-up of the existing internal door. The rest of the ground floor within 60 & 62 High Street would be retained for A2 use.

- 1.3 Access to the proposed Flat 1 above the front part of 60 & 62 High Street would be via an existing staircase within 58 High Street which links into 60 & 62 High Street at first floor level. Flat 1 would encompass a 2-bed flat within the first floor and attic space at the front of the building. This flat would utilise existing room proportions, albeit with the subdivision in the northern section of the building to provide a bathroom. The proposal would block-up an existing door to the proposed living room, with the existing staircase used to access the second bedroom. This flat would be severed from the later rear extension by the blocking-up of the internal door to the northern section of the building. The proposed 2-bed flat would amount to a total floor area of approximately 156sqm, and would provide kitchen, living room, 2 no. bedrooms, bathroom, and attic space.
- 1.4 The first floor of the later rear extension to 60 High Street would be converted into 2 no. self-contained two-bedroom flats (Flats 2 & 3), with a first floor extension to accommodate the second bedroom to Flat 3. Flat 4 would be held within a new second floor roof level. Access to Flat 2 would be via a new external staircase to the rear, with access to Flats 3 and 4 via an existing staircase within the rear part of the building. All three flats would have rear roof terraces.
- 1.5 The proposed external staircase to Flat 2 would lead to a separate fully glazed entrance that would open to an entrance hall. The flat would be encompassed within existing partitions, albeit with slight alterations to the central element to accommodate subdivisions for a bathroom and bedrooms. A number of internal doors would be blocked up to the living room and hall, with the addition of a roof light over the entrance hall. The proposed 2-bed flat would measure to a total floor area of approximately 77sqm, and would provide entrance hall, kitchen/living room, 2 no. bedrooms, and bathroom.
- 1.6 Flat 3 would be accessed from an existing entrance to the rear, and would involve the removal of the partitions to the southern section to accommodate an open kitchen/living room. Internal partitions would also be removed to facilitate Bedroom 1, with a small first floor extension to the north to accommodate Bedroom 2. A number of openings to the kitchen/living room, bedroom and bathroom would be blocked up, with the provision of a flat roof terrace to the north. The proposed 2-bed flat would measure to a total floor area of approximately 76sqm, and would provide an entrance hall, bathroom, 2 no. bedrooms and kitchen/living room.
- 1.7 A roof extension over the later, flat roof projection to the rear of 60 High Street is proposed, which would incorporate 1 no. 2-bed flat (Flat 4) to an approximate floor area of 120sqm. The flat would provide an open kitchen/living room, 2 no. bedrooms, and bathroom, with 1 no. inset roof terrace to the north. The extension would consist of a hipped roof extending across the breadth of the projection measuring to an overall height of 8.7m; an increase of 2.7m above the existing flat roof. The roof addition would be set down from the ridgeline of the principal frontage building, with the provision of 15 no. roof lights within the northern and southern roof slopes.
- 1.9 It is also proposed to convert the detached barn to the rear of the building to a holiday-let unit. The proposal would block up a rear entrance door to the barn, with a new partition to subdivide the ground floor to form 1 no. bedroom and shower/w.c.
- 1.10 The proposed development would utilise the existing yard/parking area to the rear for the provision of 11 parking spaces, with 1 no. parking space to be allocated for each flat and the holiday-let accommodation, with 6 no. unallocated parking spaces for the A1 and A2 ground floor premises.

## DESCRIPTION OF THE SITE

- 1.11 The application site consists of three linked Grade II Listed Buildings located on the east side of the High Street, within the designated built-up area and Conservation Area of Steyning. The site lies within the Primary Shopping Area of Steyning, and is surrounded by a mix of retail, commercial and residential properties, many of which are Grade II Listed Buildings.
- 1.12 The building currently consists of A2 Professional accommodation to the ground and first floors, with an area to the rear used for parking. The building comprises the principal frontage building, with a two storey flat roof projection to the rear of no.60, with neighbouring properties adjoining the site to the north-west and south-east.
- 1.13 The neighbouring properties comprise Grade II Listed Buildings, with the properties to the south comprising commercial uses, some with residential accommodation above. Commercial uses sit to the rear of 64 High Street to the north, with further residential terraces to the rear/east including a listed building at 3-4 Elm Grove.
- 1.14 The wider site is bound by a 2m high flint wall to the east, with a number of residential terraces positioned along the perimeter to the north-east and south-east.

## 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**

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

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
- Policy 13 - Town Centre Uses
- Policy 14 - Shop Fronts and Advertisements
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

Supplementary Planning Guidance:

2.4 N/A

#### RELEVANT NEIGHBOURHOOD PLAN

2.5 There is currently no draft or made Neighbourhood Plan for Steyning.

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

ST/3/54	Strong room and lobby Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 07.04.1954
ST/24/54	Alterations and additions Comment: Bank house no. 62 (From old Planning History)	Application Permitted on 08.09.1954
ST/7/63	Change of use of ground floor from shop to office Comment: No. 60 (From old Planning History)	Application Permitted on 06.03.1963
ST/58/65	Extension of bank house to 60 high street Comment: And b. regs (From old Planning History)	Application Permitted on 08.12.1965
ST/37/97	Installation of an atm cash machine Site: 60-62 High Street Steyning	Application Permitted on 16.07.1997

### 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)

#### INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** No Objection

3.3 **HDC Conservation:** No Objection

The proposal to extend the modern flat roofed rear wing with the addition of a pitched roof is acceptable and will soften the stark appearance of this part of the building. The proposed wing on the north west elevation will obscure some views of the nineteenth century rear wing but this is not a highly significant part of the building and there are no unobscured views at present. As long as the proposed roof detailing reflects traditional roof junctions I am satisfied this can be accepted. The alteration to open a historic door way on the High Street is also acceptable.

The proposal to convert the barn will intensify the use of the building and increase the likelihood of it being maintained in the future. It reinforces the special interest of the principal range of buildings.

I am satisfied the revised floor plans have overcome my objections to conversion of the principal building. I am now satisfied the conversion will not harm the special interest of the listed building.

## OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection

3.6 **Southern Water:** No Objection

## PUBLIC CONSULTATIONS

3.7 **Steyning Parish Council:** Objection

- Overdevelopment of the site
- Out of keeping with the Conservation Area
- Loss of privacy and overbearing to neighbouring properties
- Increased vehicular activity to the High Street would be hazardous
- Access arrangements during construction

3.8 28 letters of objection were received from 15 separate households, and these can be summarised as follows:

- Overbearing impact caused by roof extension
- Loss of light and privacy to neighbouring properties
- Impact of additional vehicular traffic
- Overdevelopment of the site
- Out of keeping with the historic environment
- Number and position of proposed rooflights
- Loss of parking
- Noise and disturbance issues
- Increase in vehicle traffic

3.9 2 letters of support were received from 2 separate households on the grounds that the development would enhance the locality and provide needed additional accommodation.

## 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

6.1 The application seeks full planning permission for the conversion of the frontage building to an A1 shop unit and the retention of offices to the ground floor, with the provision of 4 no. self-contained flats above.

## Principle of Development

- 6.2 Policy 3 of the Horsham District Planning Framework states that development is permitted within town and villages that have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.3 The site lies within the built-up area of Steyning, which is categorised as a "Small Town and Larger Village" within the settlement hierarchy. These are settlements with a good range of services and facilities, with reasonable rail and bus services. In addition, Steyning village centre is categorised as a "Secondary Centre" under Policy 12 of the HDPF, where activities and a diversity of uses are encouraged and promoted.
- 6.4 The proposal seeks to convert the existing A2 premises to a small retail unit (A1) and Professional Services (A2) to the ground floor, with the conversion of the offices comprising the upper floor to flats (C3). The proposal would also involve a roof extension to the later modern addition to facilitate an additional flat, with the conversion of the ancillary barn to the rear to holiday-let.
- 6.5 Whilst the proposal would result in the loss of some of the existing A2 premises, Policies 12 and 13 of the HDPF promote a mix of uses within Town and Village Centres, where development that complements the vitality and viability of the centre is supported. The proposal would retain some A2 Office accommodation at ground floor, along with the addition of an A1 shop unit. The proposal is considered to diversify the retail offering within the Primary Shopping Area, and introduce an active frontage within the designated Primary Shopping Frontage.
- 6.6 The proposed development would therefore support the Steyning Local Centre, with the proposed residential use of the upper floors and holiday use of the barn, considered acceptable. The proposed development is therefore considered acceptable in principle, subject to all other material considerations.

### **Design and Appearance**

- 6.7 Policies 25, 32, 33 and 34 of the Horsham District Planning Framework states that development should be of a scale, massing and appearance that is of a high standard of design and layout, which relates sympathetically to the built surroundings, landscape, and open spaces of the surroundings. Proposals should complement locally distinctive characters and heritage of the District, and should contribute to a sense of place in the buildings themselves and in the way they integrate within their surroundings and historic landscape to which they sit. Development should reinforce the special character of the historic environment through appropriate siting, scale, form and design, and should preserve and ensure clear legibility of locally distinctive vernacular.
- 6.8 The proposed development relates to the conversion of the building to A1 retail unit and A2 offices to the ground floor, with the conversion of the upper floor and extension of the roof to accommodate 4 no. 2-bed flats. It is also proposed to convert the ancillary barn to the rear to 1 no. holiday-let unit.
- 6.9 External works to facilitate the retail unit would incorporate the reinstatement of a previous opening to the front elevation. This would introduce an active frontage within the Primary Shopping Frontage, utilising a door that would be reflective of the existing fenestration and the overall character of the wider Primary Shopping Area.
- 6.10 The proposed works to facilitate the conversion to 4 no. flats includes a first floor extension to the north-western rear elevation, external alterations to accommodate an entrance porch to the rear eastern elevation and roof terraces to the rear north-west (including perimeter

guard rail). It is also proposed to extend the height of the roof of the two storey flat roof projection to the rear through the provision of a hipped roof addition.

- 6.11 There is considerable variation to the roofscape of the frontage buildings, with many of the rear projections incorporating hipped roofs, albeit at a subservient height and scale to the main frontage element. In its current form the two storey flat roof addition is considered to poorly juxtapose and contrast with the historic built form and character of the site and surrounding development, appearing as an overtly bulky and dominant addition within this context.
- 6.12 It is considered that the addition of the hipped roof, whilst resulting in additional built form, would help to better integrate this later extension into the building, in a manner that would moderate and mitigate the visual and physical separation between the two elements. In addition, it is considered that the proposed form and appearance of the addition would reflect and respond to similar development within the locality, utilising features and materials that would respect the vernacular and palette of other development within the built surroundings.
- 6.13 Following revisions to the bulk of the addition, which has reduced the eaves height and overall height of the roof, it is considered that the addition would sit appropriately within the context of the site and surroundings, in a manner that would relate more comfortably to the proportions and special character of the Listed Building and the setting of the designated Conservation Area. It is therefore considered that the scale, massing and appearance of the development would relate sympathetically with the built surroundings, skyline, and views, and would respect the locally distinctive character, overall setting, and townscape features of the designated Conservation Area, enhancing the character and appearance of the Listed Building and Conservation Area.
- 6.14 The proposed alterations to the barn to facilitate the holiday-let would include the addition of a door and window to the east and west elevations, with the blocking up of an existing door and provision of a high level window to the western elevation.
- 6.15 The existing barn has undergone a number of piecemeal alterations, including the infill of the cart entrance and the addition of a dormer to the southern roof slope. This has altered the character and appearance of the building, however it is recognised that the building still retains its rural utilitarian character.
- 6.16 The proposed alterations, whilst introducing a number of domestic features, are considered to maintain the general character of the utilitarian building, and is considered to utilise fenestration and materials that would reflect the appearance of the former barn. It is therefore considered that the proposed external alterations would reflect and reinforce the special character of the former barn, and the setting of the surrounding Listed Buildings and designated Conservation Area.
- 6.17 Overall, the proposed scheme is considered to be of a scale and nature that would be appropriately and comfortably accommodated within the building and the wider site, with the additional built form considered to be sympathetic to the special character and local distinctiveness of the Listed Building and setting of the designated Conservation Area. For this reason it is considered that the development would respect the locally distinctive character, overall setting, and townscape features of the site and designated Conservation Area, in accordance with Policies 32, 33 and 34 of the Horsham District Planning Framework (2015).

### **Heritage Impacts**

- 6.18 Policy 34 of the Horsham District Planning Framework states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness

of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

- 6.19 Following consultation with the Council's Conservation Officer, the roof extension over the modern flat roofed rear projection is considered to soften the stark appearance of this part of the building. Whilst it is acknowledged that the proposed extension, including the first floor bedroom addition, would obscure some views of the nineteenth century rear wing, it is not considered to be a highly significant part of the building, and any harm in this respect is considered to be outweighed by the benefit of the improvements to the appearance of the rear extension. Other external alterations to the building frontage and the ancillary barn are considered acceptable, with the development considered to reinforce the special interest of the principal range of buildings and maintain their future use.
- 6.20 It is therefore considered that the proposed development would help to reinforce the special character of the Listed Building and make a more positive contribution to the designated Conservation Area, in accordance with Policy 34 of the Horsham District Planning Framework (2015).
- 6.21 The impact of the internal alterations are considered further under the accompanying listed building consent application reference DC/18/0497.

#### **Impact on residential amenity**

- 6.22 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.23 The building subject of the application lies in close proximity to neighbouring properties, particularly to the south. Given this proximity, they share a close relationship, with the amenity space of the neighbouring property to the south positioned directly adjacent to the extent of the application building.
- 6.24 The existing building includes office accommodation to the ground and first floors, with the windows to the southern elevation overlooking the rear amenity spaces of the neighbouring properties to the south. These windows are not currently obscure-glazed, with the proposed development seeking to obscure glaze the lower section of these windows.
- 6.25 It is acknowledged that a number of objections have been raised in respect of the impact the proposed development, and particularly the roof extension, would have on the amenities of the neighbouring properties. In particular, concern is raised regarding potential overlooking and loss of privacy from the roof lights serving Flat 4.
- 6.26 The applicant has submitted a section plan indicating that the proposed roof lights would be positioned 1.7m above the floor level. It is therefore considered that given the height of the windows above the internal floor level, the proposed rooflights would not result in overlooking to the neighbouring properties to the south.
- 6.27 Given the established relationship with the residential neighbours, it is not considered that the introduction of residential accommodation to this section of the building would result in any increased harm, with the proposed obscure glazing to the lower section of the southern windows helping to mitigate potential overlooking. Whilst this would have an impact on amenity to the occupier, it is recognised that the upper section of the windows would be clear glazed enabling the provision of undistorted light into the living room and kitchen area. It is therefore considered that the use of obscure glazing to the lower section of the first floor windows would overcome potential overlooking and loss of privacy to the neighbouring properties to the south whilst maintaining a suitable level of accommodation within the building.

- 6.28 Given the relationship between the ancillary barn to the rear and the neighbouring properties to the south, it is not considered that the proposed change of use or external alterations would result in harm to the amenities or sensitivities of neighbouring properties.
- 6.29 The proposed development would result in an intensification in use of the existing building, with the subdivision of the building creating a net increase of 4 no. flats within the building. Whilst this increased level of activity could result in greater noise disturbance and general activity, given the location of the site within the village centre, it is not considered that this would result in substantial harm to the amenities of neighbouring properties. In addition, it is recognised that mixed retail and residential uses already exist within the vicinity, and as such the nature of the proposal would not be expected to result in unacceptable living conditions for future occupants. As such, the proposal is not considered to result in significant harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

### **Existing Parking and Traffic Conditions**

- 6.27 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.28 The proposed development proposes a total number of 11 car parking spaces, 1 no. space allocated for each flat and the holiday-let, with 6 no. unallocated spaces proposed for the A1 retail and A2 office units.
- 6.29 The West Sussex Parking Calculator requires 1 no. allocated space per flat, with 5 no. spaces required for the B1 Office Use, and the retail unit requiring 1 no. parking space. The proposed development would therefore require a total of 11 no. parking spaces. As indicated on the submitted Site Plan, a total of 11 no. parking spaces are required, 1 no. allocated space per flat and holiday-let, with 6 unallocated spaces to be used for the A1 retail and A2 office units.
- 6.30 The proposed development would provide sufficient parking for the anticipated uses, and as such the proposal is considered to provide adequate parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

### **Conclusion**

- 6.31 The proposed development is considered acceptable in principle, and is considered to preserve the special character and significance of the Listed Building and the designated Conservation Area. The proposal makes an efficient use of an existing building with appropriate extensions, and would not result in harm to the amenities or sensitivities of neighbouring properties, and is considered to accord with Policies 12, 32, 33, 34, and 41 of the Horsham District Planning Framework (2015).

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.

**It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	500.05	378.45	121.60

All Other Development	25.5	25.5	0
	<b>Total Gain</b>		
	<b>Total Demolition</b>		<b>0</b>

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

## 7. RECOMMENDATIONS

7.1 To approve application, subject of the following conditions.

### Conditions:

- 1 **List of Approved Plans**
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, no development shall commence until the detailed design, including materials and finishes, of the following items have been submitted to and approved in writing by the Local Planning Authority:

- a) Drawings to a scale not smaller than 1:5 fully describing:
  - i. New and replacement windows and external doors. These drawings must show: materials, cross section of frame, transom, mullions, glazing bars, etc; formation of openings including reveals, heads, sills, arches, etc; method of opening method of glazing.
  - ii. Roof details including sections through: roof ridge; hips; valleys; eaves; verges; flat roof perimeters; parapets.
- b) Schedule and annotated plan showing the full extent of alteration work to the existing windows.

The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: As this matter is fundamental to ensure that 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).

- 4 **Pre-Commencement (Slab Level) Condition:** 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 Policies 33 and 34 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number 84515/200 C received on 24.05.2018. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 84515/200 C received on 24.05.2018. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling or unit hereby permitted, the parking, turning and access facilities necessary to serve that dwelling or unit shall have been implemented in accordance with the approved details as shown on plan 84515/200 C received on 24.05.2018 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning (Use Classes) Order 1987 or Orders amending or revoking and re-enacting the same, the retail unit (A1) hereby permitted shall not change to D2 or residential (C3) unless planning permission is granted by the Local Planning Authority pursuant to an application.

Reason: To protect the vitality and viability of the Neighbourhood Centre and the character and appearance of the area in accordance with Policies 12 and 32 of the Horsham District Planning Framework (2015)

- 11 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring residential amenities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The rooflight(s) hereby approved shall be metal framed, painted black, and fitted flush with the adjoining roof surface, shall not project above the plane of the roof and retained as such thereafter.

Reason: To ensure that 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).

- 13 **Regulatory Condition:** All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black, and retained as such thereafter.

Reason: To ensure that 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).

- 14 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that 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).

- 15 **Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26, 28 and 33 of the Horsham District Planning Framework (2015).