



TO: Planning Committee South

BY: Head of Development

DATE: 16 April 2019

DEVELOPMENT: Erection of 2No. two storey detached dwellings

SITE: Land Off Little East Street Billingshurst West Sussex

WARD: Billingshurst

APPLICATION: DC/18/2616

APPLICANT: **Name:** Mr Kevin Slight **Address:** 5 Mount Noddy Cuckfield Road Ansty Haywards Heath RH17 5AG West Sussex

REASON FOR INCLUSION ON THE AGENDA: At the discretion of the Head of Development

RECOMMENDATION: Approval subject to 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 erection of 2no. dwellings to the northern section of the residential development previously approved under planning reference DC/17/1502. The proposal seeks to replace the single two storey dwelling previously approved with 2no. two storey 4-bed dwellings, oriented to face south.
- 1.2 The proposed dwellings would be positioned slightly to the south of the dwelling known as Thistledown, and would be positioned along a continuous build line.
- 1.3 Plot 1 would measure to a total width of 10.9m and a total depth of 12.5m, and would extend over two storeys to a height of 8.7m. The proposal would incorporate a gable addition to the front that would be slightly set down from the main ridgeline, with an attached single storey garage to the western elevation. The proposal would be finished in facing brick and tile hanging, and would include an additional parking space to the front of the proposed garage. The proposal would provide a kitchen/dining room, lounge, W.C., utility room, and garage to the ground floor, with 4no. bedrooms (one with en suite) and bathroom to the first floor.
- 1.4 Plot 2 would measure to a total width of 7.8m and a depth of 11.6m, and would extend over two storeys to a height of 8.7m. The proposal would incorporate a gable addition to the front that would be slightly set down from the main ridgeline, with a detached garage positioned to the south. The detached garage would measure to a width of 3.1m and a depth of 6.2m, and would incorporate a hipped roof measuring to an overall height of 3.4m. The proposal

would be finished in facing brick and tile hanging, and would include an additional parking space to the front of the proposed garage. The proposal would provide a kitchen/dining room, lounge, W.C. and utility room to the ground floor, with 4no. bedrooms (one with en suite) and bathroom to the first floor.

- 1.5 The rear amenity space to each dwelling would be positioned to the north, with the existing row of trees retained. Landscaping would be provided to the front of each dwelling.

DESCRIPTION OF THE SITE

- 1.6 The application site is positioned to the north-east of Little East Street, and comprises former private allotments that are located outside of, but adjacent to, the designated built-up area boundary of Billingshurst. The site lies between the existing residential development of Billingshurst to the west and residential development currently under construction to the east. The site and its wider surroundings slope upwards from south to north, with a row of shrubs and trees positioned along the northern boundary.
- 1.7 Neighbouring properties are positioned adjacent to the site to the east and west, with a Public Footpath positioned along the southern perimeter of the site. The site is within Billingshurst Conservation Area.

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 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

2.4 **Supplementary Planning Guidance:**
Billingshurst Conservation Area Appraisal & Management Proposal (2018)

2.5 **Parish Design Statement:**
Design Statement for the Parish of Billingshurst (2009)

RELEVANT NEIGHBOURHOOD PLAN

2.6 Billingshurst has been designated as a Neighbourhood Plan area.

2.7 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/1502	Proposed erection of 3 x chalet style 4-bed dwellings with associated landscaping, hardstanding and alterations to existing access	Application Permitted on 21.06.2018
DISC/18/0256	Approval of details reserved by conditions 5, 6 and 7 on DC/17/1502	Application Permitted on 04.10.2018
DISC/18/0301	Approval of details reserved by condition 5 on DC/17/1502	Application Permitted on 05.10.2018

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

INTERNAL CONSULTATIONS

3.2 **HDC Conservation:** No Objection. The proposed 2no. detached dwellings would result in no additional harm to the character of the Conservation Area.

3.3 **HDC Environmental Health:** No Objection, subject to conditions.
OUTSIDE AGENCIES

3.4 **WSCC Highways:** No Objection. The site is accessed from Little East Street, which is a privately owned road. The nearest publically maintainable highway is Rosehill, which is an unclassified road with a speed limit of 30mph. Little East Street is also maintained as a Public Right of Way. There is no evidence to suggest that the junction is operating unsafely, or that the proposal would exacerbate an existing safety concern. It is not considered that the proposal would have a severe impact on the operation of the highway network or its safety.

3.5 **WSCC Public Rights of Way:** No Objection. It appears that the proposed development would not affect the Public Right of Way that runs adjacent to it.

3.6 **Southern Water:** No Objection

3.7 **Archaeology Consultant:** No Objection
Subject to full archaeological investigation as condition by previous planning permission.

PUBLIC CONSULTATIONS

- 3.8 **Billingshurst Parish Council:** Strong Objection, with the following concerns:
- Quantum of development on the wider site
 - Inadequate visitor parking
 - Increased water run-off and risk of flooding
 - Out of keeping with surrounding dwellings
 - Out of date reports
 - Potential construction disruption
- 3.9 Seven letters of objection were received from 5 separate households, and these can be summarised as follows:
- Impact on flood risk
 - Traffic increase
 - Impact on wildlife
 - Impact on Conservation Area
 - Disruption during construction
 - Overdevelopment of the site
 - Potential overlooking

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 erection of 2no. dwellings to the northern section of the residential development previously approved under planning reference DC/17/1502. The proposal seeks to replace the single two storey dwelling previously approved with 2no. two storey 4-bed dwellings, oriented to face south.

Principle of Development

- 6.2 The application site is positioned outside, but adjacent to, the built-up area boundary of Billingshurst. It is therefore considered that the application site lies within the countryside in policy terms.
- 6.3 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The appeal site is situated outside of any of the defined settlement as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.
- 6.4 Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local

housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

- 6.5 The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.
- 6.6 Although the application site lies outside of the built-up area boundary, it is noted that permission has been granted and development commenced to the east of the site for 45no. dwellings under planning permission DC/15/1382. These houses have now been built and are occupied. In addition, a strategic allocation for an addition 475 dwellings is located further to the east. The resultant impact of these developments has been to isolate this small parcel of land, with significant built development now on all sides, severing its visual and physical relationship with the wider countryside to the east. As such, the site does not contribute to the rural setting of the village, with its development to housing not considered to have a harmful impact on the countryside.
- 6.7 While acknowledged that the application site lies outside of the defined built-up area, it is noted that the settlement boundary is subject to review as part of the Local Plan Review. This seeks to extend the built-up area boundary to the east of the application site, encompassing the 475 homes that have been permitted and houses approved under planning reference DC/15/1382. Following consultation, no objections to this boundary alteration have been raised, however the review has yet to be formally examined and adopted. While of limited material weight, this suggested review shows a proposed policy direction to include the site within the expanded built-up area boundary of Billingshurst.
- 6.8 It is also noted that the site is in relatively close proximity to the village centre and its associated facilities, as well as to public transport links including train and bus networks. As such, residential development of the site can be considered to be sustainably located, notwithstanding its location outside of the built-up area boundary.
- 6.9 Although contrary to Policies 4 and 26, the implemented expansion of the village towards the east, enveloping the site with residential development, is a significant material consideration in the determination of this proposal, as is the proximity of the site to the facilities of the village. On this basis, it is considered that the principle of the development of the site for housing can in this instance be accepted as a sustainable form of development and as a departure from the development plan.

Design and Appearance

- 6.10 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.11 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types

and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

- 6.12 The proposed dwellings would be positioned along a continuous build line, slightly forward of the existing dwellings of Thistledown, and would extend over two storeys under a hipped roof. The proposed dwellings would incorporate a gable feature to the front elevation, which would be slightly set down from the main ridgeline which extends to a height of 8.7m. The proposed dwellings would be finished in brick and tile hanging.
- 6.13 The proposed dwellings are considered to sit comfortably within the application site, and would be positioned appropriately to reflect the established build pattern of the surroundings. In addition, the proposed dwellings are considered to be of a scale and vernacular that would reflect similar development within the vicinity.
- 6.14 As such, the proposed development is considered to relate sympathetically to the character and appearance of the site and surroundings, and is considered to be of a scale and massing that would reflect similar development within the area. The proposal is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Trees and Landscaping:

- 6.15 Policy 33 of the HDPF states that development should relate sympathetically with the built surroundings and landscape, and should presume in favour of the retention of existing important landscape and nature features, and use high standards of landscaping where appropriate.
- 6.16 The Applicant has submitted a Tree Survey dated May 2017 by Bourne Landscape Consultants which outlines the trees to be retained as part of the development. These trees are positioned along the northern boundary of the site, with new planting proposed along the eastern boundary. Additional landscaping would be provided along the western boundary, with planting also to the southern frontage of the proposed dwellings.
- 6.17 Given the context of the surroundings, it is considered that proposal would relate to the character of the locality, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Heritage Impacts:

- 6.18 Paragraph 194 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.19 Policy 34 of the HDPF seeks to ensure that developments affecting such assets should make reference to the significance of the asset as well as preserving and ensuring legibility of locally distinctive vernacular building forms and settings, features, fabric and materials. In addition, the setting of heritage assets, including views, should be preserved and retained.
- 6.20 The application site now lies within the expanded Billingshurst Conservation Area, which was expanded in January 2018 through the adoption of the Conservation Area Appraisal and Management Plan (Jan 2018). Prior to this the site abutted the Conservation Area. The Conservation Area now includes this site and part of the woodland to the southeast, but not the residential development north of the lane either side of the application site. The Appraisal sets out that these areas comprise an important element of the historic wooded and

agricultural setting of the conservation area. To the south, the recent mid-1990's residential development along Rose Hill sits within the Conservation Area and is visually screened and separated from the application site by trees. The Appraisal identifies the post-war infill housing immediately to the south of the site as having a 'neutral' impact. It also allows for appropriate new development, setting out that any such new development must be sympathetic to its context in terms of siting, scale, materials and details, and should also follow the existing pattern or grain of development, not obstruct important views, and not dominate buildings in the immediate vicinity.

- 6.21 The proposed dwellings are considered to be of a character and appearance that reflects the vernacular of similar development within the locality, and would be of a scale and massing that sits comfortably within the setting.
- 6.22 The proposed development is therefore not considered to result in any additional impact on the character of the Conservation Area, and is considered acceptable.

Amenity Impacts

- 6.23 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.24 The proposed dwellings would be oriented to face south, and would be built slightly forward of the existing dwelling known as Thistledown. Plot 3 would be positioned approximately 6.5m from the eastern elevation of Thistledown, with Plot 4 positioned at a distance of approximately 16m from the rear elevation of the nearest neighbouring property to the east. The upper level windows of both plots have been designed to be obscure glazed, with both dwellings oriented to face away from the adjacent properties. While the proposal would result in the addition of 2no. dwellings within the site, which would introduce a perception of overlooking, it is considered that the proposed dwellings would be set at a sufficient distance from the neighbouring properties in order to limit potential overlooking.
- 6.25 It is considered that the proposed dwellings have been designed to limit potential overlooking and loss of privacy, and it is therefore not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.26 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.27 The site is accessed from Little East Street, with an existing entrance provided to the site. The proposed track was considered under the previous planning approval reference DC/17/1502 where no objection on highways grounds was raised. Following consultation with WSCC Highways, there is no evidence to suggest that the junction is operating unsafely, or that the proposal would exacerbate an existing safety concern. It is therefore not considered that the proposal would have a severe impact on the operation of the highway network or its safety. Furthermore, it is considered that the total number of 5 parking spaces would be sufficient for the needs of the proposed dwellings.
- 6.28 As such, it is considered that the proposal would not result in harm to the function or safety of the highway network, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Ecology

- 6.29 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.30 The submitted ecology report refers to the translocated reptile species as part of the adjacent site development and has not identified any further protected species habitats on the remaining site. Biodiversity improvements as suggested are to be secured as part of an appropriate planning condition.

Other Matters

- 6.31 It is noted that the existing site was previously used as private allotments, with the site now sectioned off and laid to soil. The loss of the allotments was assessed as part of the previous application under reference DC/17/1502, where it was considered that given the loss of the wider allotment site (subject to planning permission for residential development under reference DC/15/1382) and its topographical constraints, the loss of the allotments was acceptable when assessed against Policy 43 of the HDPF.
- 6.32 Under the previous application for houses on this site, the proposal originally sought permission for four houses and was then amended to three houses. The current proposal would revert back to a total of four houses on this site. The current proposal has amended the layout of the two houses to the northern boundary to a more appropriate layout when compared to the previous two houses formerly proposed. The current proposal is for two houses appropriately set in from the boundaries. The current recommendation for approval takes into account the amended design and layout as well as the lack of objections to the proposal from the Conservation Officer. Whilst the previous permission is noted, it is therefore felt that a reason for refusal on design grounds cannot be justified.

Conclusion

- 6.33 Although contrary to Policies 4 and 26, the implemented expansion of the village towards the east, enveloping the site with residential development, is a significant material consideration in the determination of this proposal, as is the proximity of the site to the facilities of the village. On this basis, it is considered that the principle of the development of the site for housing can in this instance be accepted as a sustainable form of development and as a departure from the development plan.
- 6.34 The layout, scale and appearance is in keeping with the character of the wider area without resulting in a harmful impact on the Billingshurst Conservation Area or the amenities of adjacent occupiers. On this basis, and subject to the recommended conditions, the proposed development is considered acceptable as a departure from the development plan.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st 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	342.84	0	342.84

Total Gain	342.84
Total Demolition	0

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 the application subject to the following conditions.

1 **Approved Plans Condition**

2 **Standard Time Condition:** The development hereby permitted shall begin 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:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Traffic Management Plan / Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. pedestrian notification and warning during construction phases along Little East Street
- ix. safeguarding measures to protect the surface of the PROW
- x. post-completion signage to prevent obstruction of / parking within the designated turning spaces

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring occupants and users of the public right of way during construction and in accordance with Policies 33, 40 and 41 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **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 Policy 33 of the Horsham District Planning Framework (2015).

- 7 **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 will 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).

- 8 **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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal by The Ecology Partnership dated July 2018 and the letter from The Ecology Partnership dated 14 September 2018.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted a bat sensitive lighting scheme shall be produced in liaison with the consultant ecologist and taking account of the adjacent development to the east of the site. The development shall thereafter be carried out in accordance with the approved details and no additional external lighting shall be erected or placed within the site or attached to any building without prior approval in writing from the Local Planning Authority.

Reason: To safeguard the ecology and biodiversity of the area and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000, to ensure that a habitat remains for them during and after development in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan J1422-01 received 10.12.2018 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).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or 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).

- 14 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

- 15 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Background Papers: DC/18/2616
DC/17/1502