



TO: Planning Committee North

BY: Head of Development

DATE: 05 November 2019

DEVELOPMENT: Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing

SITE: Boreham House Church Street Rudgwick Horsham West Sussex RH12 3EF

WARD: Rudgwick

APPLICATION: DC/19/1229

APPLICANT: **Name:** Mr and Mrs Holcombe **Address:** Boreham House Church Street Rudgwick Horsham West Sussex RH12 3EF

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation raising material planning considerations made within the consultation period contrary to the recommendation of the Head of Development.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission for the erection of 2no. detached two storey dwellings within the site, along with associated amenity and parking space.
- 1.3 Unit 1 would be positioned to the west of the site, and would be oriented to face north. The dwelling would measure to a width of 15.4m and an overall depth of 12.6m, and would incorporate a two storey bay window projection to the front elevation. The proposal would incorporate a hipped projection to the front measuring to an overall height of 7.7m which would sit above the main ridgeline that would extend to a height of 7.5m. The proposed dwelling would be finished in tile hanging to the first floor with facing brick to the ground floor, and clay tiles to the roof. The proposal would provide kitchen/breakfast room, lounge, family room/snug, office, lounge, utility room, and w.c. to the ground floor, with 5no. bedrooms (two with ensuite) and bathroom to the first floor.
- 1.4 Unit 2 would be positioned to the north of the site, directly adjacent to the existing dwelling of Boreham House. The proposal would be oriented to face west, and would include a detached double garage positioned to the north-west. The proposal would measure to a width of 10.6m and a depth of 13.2m, and would incorporate a two storey bay window projection and overhang porch to the front elevation. The proposal would incorporate a two

storey hipped projection to the rear elevation measuring to a height of 7.7m, with the main ridgeline set down to an overall height of 7.5m. The detached double garage would measure 6m x 5.6m, and would incorporate a hipped roof measuring to an overall height of 5.2m. The proposal would be finished in facing brick and clay tiles to the roof. The proposal would be finished in tile hanging to the first floor and facing brick to the ground floor, with clay tiles to the roof. The proposal would provide a kitchen/breakfast room, family room/snug, office, lounge, utility room, and w.c. to the ground floor, with 4no. bedrooms (one with ensuite) and bathroom to the first floor.

- 1.5 A detached double garage to serve the existing dwelling would be positioned to the south-west of the existing dwelling and would be oriented to face north. The garage would measure 6m x 5.6m, and would incorporate a hipped roof measuring to an overall height of 5.2m. The proposal would be finished in facing brick and clay tiles to the roof. The proposal would be finished in tile hanging to the first floor and facing brick to the ground floor, with clay tiles to the roof.
- 1.6 Alterations to the driveway are proposed to provide a turning circle and areas of hardstanding for each of the dwellings, with parking and turning areas proposed for each dwelling.

DESCRIPTION OF THE SITE

- 1.7 The application site comprises a large detached dwelling known as Boreham House that is located within the built-up area boundary of Rudgwick.
- 1.8 The site is located adjacent to the Rudgwick Conservation Area and lies close to a new residential/commercial development site at Windacres.
- 1.9 There are a number of Grade II Listed Buildings close to the site, with 'Kings' being the closest set opposite the application site, with Southdown and Eames House being further north, and The Cottage further south along Church Street.
- 1.10 There is a drop across the site of around 4m with the eastern boundary being higher. A large protected Oak Tree is located to the northern boundary with the neighbouring property of Everley.

2. INTRODUCTION

- 2.1 The application originally related to the erection of 3no. dwellings on the site, and was subsequently amended following concerns with the quantum of development and the layout of the development.
- 2.2 Concerns were raised with regard to the dwelling nearest to the public highway and access entrance particularly due to its relationship with the road frontage, the neighbouring (proposed) unit, and the resulting residential amenity space,. It was considered that the proposed dwelling would sit in close proximity to the street frontage, and due to the scale of the dwelling, would appear cramped within the context. In addition, given its siting forward of the recognised build line, it was considered that the dwelling would appear as a dominant and prominent addition that would sit in poor relation to the adjacent built development. Furthermore, given the siting and orientation of this dwelling, it was considered that the Plot as proposed would benefit from limited private amenity space, with a retained tree likely to overshadow much of this space. It was therefore considered that the proposed dwelling would need to be omitted from the proposal, and this would subsequently improve the layout of the remaining development.
- 2.2 Concerns were also raised with the size of the northern dwelling, and its proximity to the existing dwelling of Boreham House. The proposed dwelling was considered to be of a scale

and massing that while set down from the existing dwelling, would be of a proportion that would compete with the principal dwelling. It was considered to be exacerbated further by the prominence of the detached double garage and the reduced size of the amenity space. It was therefore considered that further consideration should be given to the scale and massing of the proposed dwelling, with a reduction in the footprint also considered necessary.

- 2.3 Following these concerns, the proposed dwelling adjacent to the public highway and entrance was removed, with subsequent alterations made to the remaining dwellings. This included a reduction in footprint to the proposed unit to the north, and an alteration to the design of the unit to the west of Boreham House. These design alterations were sought to ensure that the western elevation addressed the street.

STATUTORY BACKGROUND

- 2.4 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.6 **National Planning Policy Framework**

2.7 **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 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 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.8 **Rudgwick Parish Neighbourhood Development Plan**

- Designated (Regulation 7)

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.9 No relevant planning history

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 Landscape Architect:** No Objection

The layout and amenity space provided are satisfactory, but would like to see additional trees planted on the site. Hard and soft landscaping condition is suggested.

3.3 **HDC Conservation:** No Objection

Development acceptable in principle, however it is anticipated that detailing to Unit 1 be provided so that it better addresses the street frontage.

3.4 **HDC Arboricultural officer:** No Comment

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection

Appropriate visibility has been displayed at the site entrance, and there is no evidence to suggest that the existing access is operating unsafely. The proposal has been designed to allow turning on site. It is not therefore considered that the proposal would have a severe impact on the operation of the highway network.

3.6 **Ecology Consultant:** No Objection

3.7 **Southern Water:** No Objection

PUBLIC CONSULTATIONS

3.8 **Rudgwick Parish Council:** Objection on the following grounds:

The footprint of the dwellings is too large, and the resulting overdevelopment is not in keeping with the area.

3.9 **Rudgwick Preservation Society:** Objection on the following grounds:

- Increased urbanisation
- No housing need
- Flood risk
- Impact on infrastructure
- Impact on Conservation Area
- Overlooking

6.10 A total of 47 letters of objection were received from 26 separate households. 38 of these were received prior to the amended plans being submitted, with an additional 7 letters received as part of the re-consultation process.

6.11 The initial objections (from 25 separate households) can be summarised as follows:

- Overdevelopment of the site
- Impact on designated Conservation Area
- Dangerous access
- Impact on drainage
- Loss of trees
- Impact on biodiversity
- Out of character with area
- Scale and density of proposed development
- Loss of privacy
- Noise impact
- Impact on infrastructure

- Urbanisation
- Setting of precedent
- Impact on street scene

6.12 The later objections (from 4 separate households) received following the amendments can be summarised as follows:

- Out of character with the village
- Impact on neighbouring properties
- Impact on street frontage
- Surface water drainage issues
- Loss of trees
- Disruption during construction
- Landscape conditions required
- Traffic implications and danger of access

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 north and west of the existing dwelling known as Boreham House.

Principle of Development

6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which 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 application site is located within the built-up area of Rudgwick, which is categorised as a Medium Village within the settlement hierarchy. These settlements have a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.

6.4 The site lies within the built-up area boundary where there is a presumption in favour of development that is appropriate in nature and scale to maintain the characteristics and function of the settlement. The principle of the proposed development is therefore considered acceptable, subject to all other material considerations.

Design and Appearance

- 6.5 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard of design and layout that relates sympathetically to the landscape and built surroundings.
- 6.6 The application site comprises a relatively large plot positioned within Church Street, which is characterised by a mix of both large plots and narrow elongated plots within a semi-rural context. Development within the street scene is varied in form and appearance, with the dwellings primarily set back from the public highway and including landscaped frontages that address the street. A number of examples of infill development are evident within the street, including development within Church Street, The Ridge, and Freshwoods. More recent backland development is also evidenced within Summerfold, and directly adjacent at Windacres Farm. Built form within the area is characterised by a mix of facing brick, tile hanging, render, and painted timber cladding.
- 6.7 The proposed development would subdivide the site to provide an additional 2no. dwellings, with the retention of the existing dwelling of Boreham House. The proposal would result in the addition of 1no. dwelling along the frontage of the site, with the addition of 1no. dwelling to the north of the existing dwelling of Boreham House. A detached double garage to serve Boreham House would be positioned to the south of the site, which would separate Boreham House from Unit 1. Due to the sloped nature of the site, Unit 1 would be stepped down from the existing dwelling, with the land levels slightly built up to accommodate a level surface for the respective dwelling.
- 6.8 The wider surroundings are characterised by a number of examples of infill development along the street frontage, particularly to the south of the site, and including development at Church Street, The Ridge, Freshwoods, and Summerfold. Given this context, it is therefore considered that the principle of additional residential infill has been established in the locality, with the proposed site layout considered to reflect similar development within the vicinity. The proposed arrangement would include similar plot sizes to surrounding development, with the proposal considered to appropriately reflect the build pattern of the wider area.
- 6.9 The proposed development would include the addition of 1no. residential dwelling (Unit 1) forward of the existing dwelling of Boreham House. However, this dwelling would sit in line with other dwellings along the frontage. The proposed dwelling would not break the established build line, with the mature hedging and tree line to the western boundary retained. Given this context, the proposed dwelling would not be appreciable from the street, with only limited glimpses available. Notwithstanding this, Unit 1 has been designed to address the street, with such design detailing retaining the perception of development addressing the street.
- 6.10 The proposed development would be arranged in a cul-de-sac layout, with Units 1 and 2 oriented to address the access. Following amendments, the number of dwellings has been reduced, with a re-positioning and slight enlargement to Unit 1 and reduction in size to Unit 2. While acknowledged that Unit 1 would be of a large footprint, it is considered to sit appropriately within the plot, with the cat-slide roof to the eastern section considered to reduce the overall massing and bulk. Unit 2 would be built in line with Boreham House to the south, and would be separated from the northern elevation of the existing dwelling by approximately 3.5m. Unit 2 is considered to sit appropriately within the plot, with sufficient spacing provided between the proposed unit and the existing dwelling of Boreham House. It is therefore considered that the 2no. proposed dwellings would sit comfortably within the context of the site, with the proposed dwellings considered to be of a vernacular and finish

that would appropriately reflect the features and architectural design of similar dwellings within the locality.

- 6.11 The proposed development is considered to be of a number, scale, form, and finish that would appropriately reflect the build pattern and townscape character of the locality, and would have no adverse impact on the visual amenities of the street scene. The proposal is therefore considered to accord with Policies 25, 32, 33 and 34 of the Horsham District Planning Framework (2015).

Heritage Impact

- 6.12 Paragraph 193 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.'
- 6.13 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.14 Policy 34 of the Horsham District Planning Framework states that development should be 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.
- 6.15 The application site is located adjacent to the designated Conservation Area of Rudgwick, with a number of Grade II Listed Buildings positioned along Church Street. Boreham House as existing is set well back from Church Street, as are the other large, twentieth century detached dwellings on the east side of the road. There is little perception of development along this section of Church Street between Summerfold and Highcroft Drive given the spacious garden plots and mature trees. This helps to preserve a semi-rural setting to the Conservation Area and Listed Buildings, which is considered an important characteristic to retain.
- 6.16 Following consultation with the Design and Conservation Officer, no objection is raised in principle to the proposed development. Concerns were initially raised in respect of the impact Unit 3 would have on the linear nature of development along the street frontage. Church Street represents an historic droveway, with development along the road built along a relatively continuous build line, with all buildings addressing the street frontage. This characteristic is considered to be an important feature of the townscape, with any development to the frontage of the site required to be designed in a manner that would address the street.
- 6.17 Following amendments to the design of Unit 3, which has included detailing to the western elevation so that it appears to address the street, it is not considered that the proposal results in harm to the special character of the designated Conservation Area or to the setting of any of the Grade II listed buildings. No objections on heritage grounds are therefore raised.

Existing Trees

- 6.18 Policy 33 of the HDPF states that development should presume in favour of the retention of existing important landscape and nature features, including trees, hedges, banks, and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.
- 6.19 The proposal seeks to retain the mature trees along the boundary of the site, with a group of trees to the north-western corner of the site removed to accommodate Unit 1. While this would result in the loss of some trees, the submitted Arboricultural Report Impact Assessment and Method Statement by Arborsense outlines that these trees comprise fruit and small ornamental trees, and are of no particular amenity value.
- 6.20 The loss of these trees, given their limited value, is considered acceptable. No objections on tree grounds are therefore raised, subject to the imposition of a condition requiring that construction works be undertaken in accordance with the recommendations within the Arboricultural report.

Amenity Impacts

- 6.21 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.22 The proposed dwellings would be arranged in a cul-de-sac style arrangement, within the dwellings oriented to address a central turning circle. Each dwelling would benefit from private amenity space positioned to the rear of each dwelling, with the dwellings separated by detached garaging. It is considered that the proposed dwellings have been sited to limit potential overlooking and loss of privacy, with sufficient distance maintained between the proposed units and the existing dwelling of Boreham House.
- 6.23 It is noted that the site is bound to the north of the site by a residential dwelling known as Wisteria Cottage, with a dwelling known as Beckington House located to the south. The site is bound by mature trees and hedges so that there is limited intervisibility between the site and the neighbouring properties.
- 6.24 Unit 1 would be positioned approximately 20m from the shared boundary of Beckington House to the south, with Unit 2 positioned approximately 25m from the southern elevation of the neighbouring property to the north known as Wisteria Cottage. Given these distances, and the mature tree line which is sought to be retained, it is not considered that the additional dwellings would result in harm through overlooking, loss of privacy or loss of light. It is therefore considered that the proposal would accord with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impact

- 6.25 Policy 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.26 The proposed development would utilise the existing access point to Church Street, with alterations to the driveway to provide a turning circle and additional hardstanding to provide parking and turning for each resulting dwelling. Each dwelling would benefit from between 1 and 2 garage spaces, with additional parking provided to the front of these.
- 6.27 Following consultation with WSCC Highways, it is considered that the existing access point functions appropriately, with visibility from the entrance considered acceptable. The proposal would generate a requirement for 9no. parking spaces, with a total of 6no. internal parking spaces and areas of hardstanding proposed as part of the development sufficient to meet

this requirement. Sufficient turning has been provided on the site, with the access and driveway arrangement also considered acceptable. For this reason, the proposal is not considered to have a severe impact on the operation of the highway network, and there are no transport grounds to resist the proposal. The proposed development is therefore considered to provide safe and adequate access and parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Ecology

- 6.28 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.
- 6.29 Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.
- 6.30 The Applicant has submitted a Preliminary Ecological Appraisal by CT Ecology dated 28 May 2019. The Survey found that the site provides suitable habitats for breeding birds and roosting and foraging bats, as well as connectivity for Great Crested Newts. A Great Crested Newt and Bat Survey Report by CT Ecology and dated July 2019 was also submitted. The recommendations from these surveys outlines that formal translocation of Great Crested Newts would be required, and this would be subject of a licence from Natural England. This would include the installation of newt exclusion fencing, a 30-day trapping exercise, and the relocation of any newts found on the site into a nearby suitable site. In addition, it is also proposed to reinstate and enhance areas within the site to allow better future connectivity between the site and the wider landscape. In regard to bats, the recommendations outline that additional bat boxes could be included, with the installation of specially designed roosting features, including bat bricks, within the buildings.
- 6.31 Following consultation with the Ecologist, it is considered that appropriate mitigation measures have been identified in both the Preliminary Ecological Appraisal and the Bat and Great Crested Newt Report. It is therefore considered that there is sufficient ecological information available which provides certainty of likely impacts on Protected Species and Priority Habitats and Species, with the recommended mitigation measures considered acceptable. An appropriately worded condition requiring that the recommendations and mitigation measures as proposed within the report is therefore recommended to be imposed.

Conclusion

- 6.32 The proposed development for 2no. dwellings to the north and west of the existing dwelling of Boreham House is considered acceptable in principle. The proposed layout and siting would appropriately reflect the build pattern and context of the wider locality, with the design, form and finish of the dwellings considered to reflect the vernacular and townscape character of the wider area. The siting and orientation of the proposed dwellings would provide sufficient distance from the neighbouring properties to the north and south, with the retention of the mature boundary trees and hedging considered to further mitigate potential overlooking and loss of privacy. The use of the existing access is considered acceptable, and it is not considered that the proposed development would result in a material increase in the use of the use of the access. Appropriate visibility has been shown, and it is therefore considered that the proposal would provide safe and adequate access, suitable for all users.

- 6.33 The proposed development is therefore considered to accord with Policies 3, 15, 25, 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 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	453.02		453.02
		Total Gain	
		Total Demolition	

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.

Conditions:

- 1 Approved Plan**
- 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 of the relevant Plot 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 of the relevant Plot 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).

- 5 **Pre-Commencement (Slab Level) Condition:** No development of the relevant Plot 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).

- 6 **Pre-Commencement (Slab Level) Condition:** No development of the relevant Plot 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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling 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).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan 03C 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).

- 9 **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).

- 10 **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).

- 11 **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).

- 12 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Report Impact Assessment and Method Statement dated 12-06-19.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 13 **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 reference 19021 dated 28 May 2019.

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).