



TO: Planning Committee North

BY: Head of Development

DATE: 05 November 2019

DEVELOPMENT: Demolition of existing dwellings and erection of 2.No semi-detached two storey dwellings with garages

SITE: The Royal Oak, Friday Street, Rusper, West Sussex, RH12 4QA

WARD: Colgate and Rusper

APPLICATION: DC/19/0860

APPLICANT: **Name:** Bell and Sons **Address:** C/O Agent

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, represents a departure from the development plan.

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 demolition of an existing public house building, and the erection of a pair of semi-detached dwellings, which would be positioned further to the west. The proposed building would be positioned parallel to Friday Street and would be oriented to face north, and would be set back from the road by approximately 4m.

1.3 The proposed built form would comprise an 'L-shaped' building that would measure to a length of 16.4m and an overall depth of 10.2m, and would incorporate a hipped roof extending to an overall height of 7.7m. The proposal would incorporate projecting gable features to the northern elevation, which would be slightly set down from the main ridgeline, with a mono-pitched infill porch positioned centrally. Single storey mono-pitched roof extensions would extend from the southern and eastern elevations, with the provision of 2no. roof lights to each projection. The building would be finished in render to the ground floor and tile hanging to the first floor, with tiles to the roof.

1.4 Each dwelling would benefit from side/rear amenity space, with a detached single storey garage to the south-west and north-east respectively. Each garage building would measure to a length of 6m and a width of 3.1m, and would incorporate a pitched roof measuring to an overall height of 3.5m. The proposal would be finished in timber cladding and tiles.

DESCRIPTION OF THE SITE

- 1.5 The application site is positioned to the south of Friday Street, outside of any defined built-up area boundary; and is therefore within the countryside in policy terms. It site comprises a former Public House and first floor residential accommodation (now vacant) with associated car park and garden space to the south-west and south respectively.
- 1.7 The site sits in the setting of three Grade II listed buildings, Little Benhams opposite to the north, Friday Farm to the west, and Howells to the east. The wider area is characterised by sporadic residential development, with woodland and enclosed fields surrounding.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

- 2.3 **National Planning Policy Framework**

- 2.4 **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 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- 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 26 - Strategic Policy: Countryside Protection
- 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 40 - Sustainable Transport
- Policy 41 - Parking
- Policy 42 - Strategic Policy: Inclusive Communities
- Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 **Rusper Parish Neighbourhood Development Plan**
- Designated (Regulation 7)

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/18/2707 Conversion of existing property to create two dwellings. Application Permitted on 15.02.2019

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:** As the building is of local historic and architectural interest, the proposal should be determined in accordance with paragraph 197 of the NPPF. While the need for the works is recognised, the conversion of this building to two dwellings is not the sole potential for this site. It is agreed that a large proportion of the building fabric will have to be repaired or replaced. However the scale and unique form of the building could be retained in any repaired building. The site offers opportunity for additional dwellings and that the historic building could be retained albeit partially rebuilt.

- 3.3 **Building Control:** Comment

The proposed change of the Royal Oak pub to 1 or 2 dwellings would constitute a change of use under the building regulations. The building regulations would be applicable to elements of the existing building and would need to be upgraded if not considered compliant. These would include: fire safety; resistance to moisture; resistance to sound; and thermal insulation. The report indicates that the general construction due to the buildings age and condition is unlikely to meet the expected requirements and would require significant work to upgrade to the required standard. It is difficult to say that the building is not capable of conversion, as anything can be converted given enough time, effort and money. The merits of the current building would need to be considered in conjunction with the reality of how much of the building is likely to be retained once the required repairs and compliance works are undertaken.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** No Objection

- 3.5 **Southern Water:** Comment

The applicant is advised to consult the Environment Agency directly regarding the use of a package treatment plant which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the works to ensure its long-term effectiveness.

PUBLIC CONSULTATIONS

- 3.6 **Rusper Parish Council:** Support

Support application, but ask for highest standard of energy efficiency is applied.

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 demolition of the existing building, and the erection of a pair of semi-detached dwellings, which would be positioned further to the west.

Principle of Development

- 6.2 Policies 3 and 4 of the Horsham District Planning Framework state that development will be permitted within towns and villages that have defined built-up areas. Any 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. Outside of built-up areas, the expansion of settlements will be 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 meets identified local housing needs and/or employment needs; the impact of the 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 features are maintained and enhanced. Furthermore, policy 26 seeks to ensure the protection of the countryside, and states that development outside of the built-up area boundary should protect the countryside against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.
- 6.3 The application site is located outside of any defined built-up area, and therefore lies within the countryside in policy terms. While the provision of new dwellings in the countryside would not usually be supported in policy terms, it is noted that the site currently benefits from a fall-back position. This fall-back position relates to planning reference DC/18/2707 for the conversion of the existing building to 2no. dwellings.
- 6.4 Fallback is a material consideration in the decision making process, and when making a determination, weight needs to be given to the fallback position. The weight to be given to such material consideration varies according to whether what could have been built under previous applications would result in a broadly similar or worse impact to the development proposed; and the reasonable likelihood that if permission were refused, the previous approval(s) would be implemented.
- 6.5 The submitted Planning Statement outlines that current application has come forward following consultation with a Civil and Structural Engineer, who having viewed the building, is of the view that there are inherent weaknesses and inadequacies in the original building that could not be overcome. The issues include shallow period foundations, damp penetration, bulged and out of plumb walls, rotting floors, and weaknesses in the roof. Further information in respect of the work required to ensure the conversion would be Building Regulation compliant has been submitted, and this has outlined that much of the building would need to be replaced, with alterations to ceiling and floor heights required. It is therefore suggested by the Applicant that the approved conversion would not be viable, and a better solution would be to demolish the building and replace with 2no. dwellings. The proposal would position the dwellings slightly further to the west, which would seek to locate the proposed built form further away from the adjacent residential dwelling of Howells Cottage

to the south-east. It is outlined that this would result in a better relationship, which would enhance the overall amenities and outlook of the adjacent property. Such proposal would also enable each to be served by a better rear amenity space.

- 6.6 The Applicant has provided information in respect of the works required to undertake the conversion, with an assessment provided by a Structural Engineer outlining the existing structural issues of the building. Following consultation with the Building Control Officer, it is recognised that the building in its current state would not meet Building Regulation standards, and would likely require the replacement and demolition of much of the building to ensure its compliance. Such works would likely result in the loss of large parts of the existing building, and this is a consideration of great weight in assessing the current application.
- 6.7 While acknowledged that the proposed scheme would result in a new-build dwellings, it is recognised that the proposal provides the opportunity to improve the quality of the accommodation on the site, and its relationship with the nearest neighbouring property of Howells Cottage. The improved quality of the development, particularly given the current state of the building, as well as the improved amenity space and relationship with the neighbouring property, are considered to be material considerations of weight in the consideration of the application.
- 6.8 The fallback position is a material consideration of significant weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site. While the provision of new dwellings in this countryside location would not usually be supported by policy, given the extant permission on the site, it is considered that the proposed scheme would result in a built form that would improve and enhance the quality of the accommodation provided, as well as the relationship with the neighbouring property.
- 6.9 The fallback position is considered to be of significant weight to the consideration of the current application. On this basis, the current application is considered to provide a better, more rational re-development of the site, with the development as proposed therefore considered acceptable.

Design and Appearance

- 6.10 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal 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 or design and layout which relates sympathetically to the landscape and built surroundings.
- 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 locality is characterised by sporadic residential development of a mixed character, with the built form of the surrounding development predominantly comprising a Sussex vernacular including brick, render, timber framing, and tile hanging. The existing building on the site is a modestly proportioned painted brick building comprising 2no. two storey pitched roof gables, with the central section set down to the eaves. The building is considered to be particularly characterful, with its proportions and detailing considered to be of particular interest. The

building is considered to contribute to the character of the area, and is considered to reflect and reinforce the historic evolution of the locality. For these reasons, the existing building is considered to be a non-designated heritage asset that contributes to the understanding of the historic environment within the District.

- 6.13 The proposed built form would comprise an 'L-shaped' building that would measure to a length of 16.4m and an overall depth of 10.2m, and would incorporate a hipped roof extending to an overall height of 7.7m. The proposal would incorporate projecting gable features to the northern elevation, which would be slightly set down from the main ridgeline, with a mono-pitched infill porch positioned centrally. Single storey mono-pitched roof extensions would extend from the southern and eastern elevations, with the provision of 2no. roof lights to each projection. The building would be finished in render to the ground floor and tile hanging to the first floor, with tiles to the roof.
- 6.14 The proposed development, while seeking to reflect the general form and appearance of the existing building, would result in a greater mass and bulk that would contrast the modest proportions of the existing building. It is however recognised that the proposal would seek to reflect a Sussex vernacular, with the use of materials including tile hanging to reflect the similar development within the locality. While it is unfortunate that the proposed development would result in the loss of the characterful building, it is considered on balance that the proposed development would appropriately reflect the wider character and vernacular of the locality. There are however some concerns with the proposed render to the lower sections, which is not considered to be a finish reflective of the wider area. It is noted that the existing building is painted brick, however there are some concerns that the render would appear out of character with the wider street scene and locality. For this reason, it is suggested that an Approval of Materials condition be imposed to ensure that the proposed materials and finishes reflect the wider area.
- 6.15 It is therefore considered that the proposed development would appropriately reflect the character and visual amenities of the street and wider locality. As such, the proposal is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Heritage Impacts

- 6.16 Chapter 18 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 184 states that "heritage assets range from sites and building of local historic value to those of the highest significance...these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations." This paragraph makes it clear that heritage assets are not only those of national and international significance (i.e. Listed Buildings, World Heritage Sites, etc.), but are also those of local historic value. There is no statutory definition of "local historic value", but given the distinction made within the NPPF to heritage assets that are of national and international significance, and those of local historic value, it is considered that any buildings that are not formally designated, but are of significance to the local historic environment, fall within the term "non-designated heritage assets". These buildings, by virtue of the paragraphs within the NPPF, are therefore considered heritage assets, albeit not formally designated through for example, Listed Building status. The NPPF defines a "heritage asset" as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes assets identified by the Local Planning Authority (including local listing)." There is encouragement within the NPPF and in Planning Practice Guidance (PPG) to identify non-designated heritage assets. The PPG states that "there are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is

important that the decisions to identify them as non-designated heritage assets are based on sound evidence".

- 6.17 It is clear that the formal identification or local listing of the existing building as a non-designated heritage assets is not a necessary requirement for the building to hold that status.
- 6.18 Paragraph 197 of the NPPF continues that "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application." There is no statutory definition of "non-designated heritage asset" within the NPPF or any other statute, but it is considered that a building of local historic value, as noted within paragraph 184 would be considered such. These buildings are not necessarily worthy of national listing, but contribute to the understanding and appreciation of the local historic environment, and are of value in the contribution they make. Paragraph 197 continues that "...in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 6.19 The application building is considered to be local historic value as an exemplar building of character that provides an understanding of the historic evolution of Rusper. The building appears to be a timber framed cottage of the 1700's, with two prominent gabled wings; the north of which has a date plaque of 1796. The property first appears on the 1840 Tithe Map, and is first mentioned as a beer house in 1871. Having visited the site, in consideration of relevant materials (including historic maps, censuses, and reference books among which are titled "The Early Houses of Rusper 1400-1840" and "Rusper Chronicles Edition One"), and upon review of the historic evolution of the locality and the site's place within it, the site has been identified of being of local significance. For this reason, as asserted from the outset of the current application, the site is considered to be a "non-designated heritage asset".
- 6.20 The Applicant has provided information in respect of the works required to undertake the conversion, with an assessment provided by a Structural Engineer outlining the existing structural issues of the building. Following consultation with the Building Control Officer, it is recognised that the building in its current state would not meet Building Regulation standards, and would likely require some replacement and demolition of the building to ensure its compliance. Such works would likely result in the loss of parts of the existing building, with much alteration to the building required to make the building fully habitable and Building Regulation compliant. This is a consideration of great weight in assessing the current application.
- 6.21 The proposed development would result in the total loss of the existing building, which given its character and association, is considered to be a "non-designated heritage asset", albeit not one current locally listed by the Council. It is however acknowledged that evidence has been provided to illustrate that given the current state of the building, the approved conversion would likely result in the loss of much of the historic fabric of the building. Paragraph 197 of the NPPF outlines that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. While recognised that the existing building is of a particular character and historic association, it is recognised that the extant permission would likely have resulted in a loss of historic fabric in order to ensure the development is Building Regulation compliant. This is a consideration of weight in balancing the loss of the building in its entirety.
- 6.22 It is recognised that the extant permission would likely have resulted in a loss of historic fabric, with the existing building suffering with a number of structural issues and failings that would need to be addressed. Although the loss of the building is unfortunate, in weighing the significance of the building against the public benefit of providing 2no. dwellings, as well as the betterment from the design and layout of the proposal, it is considered that the loss of

the "non-designated heritage asset" would be outweighed by the public benefit of the scheme.

- 6.23 Three Grade II Listed Buildings are located to the north, east and west, of the site, and these are known as Little Benhams, Howells, and Friday Farm respectively. While the application building sits within the setting of these Listed Buildings, it is not readily perceived or understood in connection with these designated heritage assets. It is not therefore considered that the loss of the application building would detract from the setting of the adjacent Grade II Listed Building. Furthermore, while the proposal would result in new built form within the setting of the surrounding Grade II Listed Buildings, it is not considered that the proposal would result in harm to the understanding of the designated heritage assets or their setting.

Amenity Impacts

- 6.24 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.
- 6.25 The proposed development would position the built form further to the west of the existing footprint, with the proposed dwellings oriented to sit parallel to the public highway. The proposal would re-locate the built form away from the dwelling known as Howells Cottage/Bungalow, which is positioned directly to the rear of the existing building, with a separation distance of approximately 9m. The proposed built form would incorporate first floor windows to the southern elevation, with a single storey projection to the east, and a single first floor window to this elevation.
- 6.26 It is acknowledged that Howells Cottage/Bungalow is located approximately 9m from the flank elevation of the proposed dwellings, with this neighbouring property set down from the site due to the sloping ground levels. Howells Cottage/Bungalow shares an established relationship with the existing built form comprising the former Public House and first floor residential accommodation. The proposed development would re-locate the built form further to the west, away from this neighbour, albeit that private amenity space would extend along the shared boundary.
- 6.27 The resulting residential development would likely reduce the level of activity when compared to the established drinking establishment use, with the re-location of the built form considered to benefit the relationship between the properties. The proposal is not therefore considered to result in harm to the amenities or sensitivities of Howells Cottage/Bungalow or any other neighbouring properties opposite the site, with the proposed development considered to improve the relationship between the site and Howells Cottage/Bungalow in particular. The proposal is therefore considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.28 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.29 The proposal seeks to provide 2no. separate accesses serving each individual dwelling, with an area of hardstanding and single detached dwelling provided to each. The western access would be in a similar position to the existing access, with a new access point positioned to the east.
- 6.30 The 2019 WSCC Car Parking Demand Calculator outlines that a development of this size would require 2no. off-road vehicle spaces per dwelling. The proposal would provide a total of 2no. parking spaces per dwelling, with additional space available for visitor parking.

Following consultation with WSCC Highways, no objections to the proposed layout have been raised, with a condition controlling visibility splays to the accesses suggested.

- 6.31 The Local Highways Authority do not consider that the proposal would have a 'severe' impact on the operation of the highway network, and it is not considered that the development would result in a material intensification of the existing situation. It is therefore considered that the proposal would provide safe and adequate access and parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.32 The fallback position is a material consideration of significant weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site. While the provision of new dwellings in this countryside location would not usually be supported by policy, given the extant permissions on the site, it is considered that the proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality. The development is considered to relate sympathetically to the rural character of the site and surroundings, and would not result in harm to the interest and understanding of the adjacent Grade II Listed Buildings and their setting. Furthermore, subject to appropriate conditions, the proposal is not considered to result in harm to the amenities or sensitivities of neighbouring properties. The proposed development is therefore considered to accord with all relevant local and national planning policies.

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	225.32		225.32
	Total Gain		
	Total Demolition		192.93

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 Plans list
- 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 (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).

- 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 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).

- 6 **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).

- 7 **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 KP/DB1 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).

- 8 **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).

- 9 **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).

- 10 **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).