



TO: Planning Committee North

BY: Head of Development

DATE: 21st January 2020

DEVELOPMENT: Demolition of 2no. barns, removal of caravan, and the erection of a two storey dwelling

SITE: Tittlesfold Farm The Haven Billingshurst West Sussex RH14 9BG

WARD: Rudgwick

APPLICATION: DC/19/2412

APPLICANT: **Name:** Mr Stephen Roots **Address:** 5 Sterling Barns Knowle Lane Cranleigh GU6 8JP

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

RECOMMENDATION: To approve planning permission subject to 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 2no. barns and the removal of a mobile home, and the erection of a two storey detached dwelling and garage.

1.3 The proposed dwelling would be located centrally within the defined curtilage, and would be oriented to face north. The dwelling would comprise a 'T' shape that would measure to a length of 21.9m and a total depth of 9.6m. The proposal would incorporate a pitched roof (with cat-slide to the frontage) measuring to an overall height of 6.9m, with a single storey fully glazed porch projection to the front and a fully glazed cart shed opening with dormer to the rear. The dwelling would incorporate roof lights to the front and rear roof slopes, and would utilise a brick plinth, with timber cladding to the elevations, and clay tiles to the roof.

1.4 The proposed garage would be positioned to the north-west of the proposed dwelling, and would be oriented to face east. The proposal would measure to a length of 6.7m and a depth of 5.6m, and would incorporate a hipped roof measuring to an overall height of 5.2m. The proposed garage would be finished in timber cladding with a tile roof.

1.5 The proposed dwelling would benefit from private amenity space to the north and east of the dwelling, with the area of land to the west returned to paddock.

DESCRIPTION OF THE SITE

- 1.6 The application site is located to the southeast of a cluster of properties that comprise the wider Tittlesfold Farm estate. The Tittlesfold Farm estate includes Tittlesfold House, a Grade II listed building, and is accessed via a narrow lane east off The Haven/Haven Road. The site falls outside of any designated built-up area boundary and is therefore located within the countryside in policy terms.
- 1.7 The site comprises 2no. barns and 1no. mobile home located within paddocks southeast of Tittlesfold House and Tittlesfold Barn. The wider site comprises enclosed grassland with mature trees located along the boundaries of the paddocks.
- 1.8 The wide surroundings are characterised by open countryside, with sporadic residential dwellings fronting The Haven/Haven Road.

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 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 40 - Sustainable Transport
Policy 41 - Parking

- 2.5 **Rudgwick Parish Design Statement 2009**

RELEVANT NEIGHBOURHOOD PLAN

- 2.6 **Rudgwick Parish Neighbourhood Development Plan**

- Designated (Regulation 7)

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/19/1462	Prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3)	Prior Approval Required and PERMITTED on 12.09.2019
DC/19/1471	Prior Approval for a proposed change of use of agricultural building to a dwellinghouse (Class 3)	Prior Approval Required and PERMITTED on 12.09.2019

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:** Comment

Tittesfold Farmhouse is described as a 16thC timber framed dwelling. The historic farm buildings survive to the southeast of the house and could be contemporary. These are not listed but do reinforce the special interest of the house. The Upper and Lower Barns south of the lane are modern agricultural and equestrian buildings of no architectural merit. However, they are low scale buildings and are well screened from the historic farm complex. Preference would be for the existing buildings to be converted or replaced with single storey structures under clay tile roofs. There are single storey buildings south of the main barn and additional single storey buildings reflecting traditional farm buildings would not look out of place in this context. They would also be subservient structures and would not compete with the historic house as the primary dwelling in this location. The proposed dwelling is a large building and will be in addition to the existing modern dwelling east of the historic house. A third large house will begin to change the perception of this complex of buildings from a historic farmstead to a hamlet. The harm to the setting of the listed building will be negligible and I can imagine that, although the public benefit is fleeting, it will outweigh this level of harm.

- 3.3 **HDC Environmental Health:** Conditions are suggested in respect of contamination, construction management, external lighting, and noise.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** The WSCC Parking Demand Calculator expects that a minimum of three parking spaces would be required for a dwelling of this size and location. Whilst a detailed plan demonstrating parking provision has not been provided, there would appear to be sufficient space on site for this provision to be accommodated. Details of parking provision can be secured via condition.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

- 3.5 **Southern Water:** Comment
Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.
PUBLIC CONSULTATIONS

- 3.6 **Rudgwick Parish Council:** Objection on the following grounds:

- Development in the countryside
- Inappropriate development
- Overdevelopment of the site

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 2no. barns and the removal of 1no. mobile home, and the erection of a two storey dwelling and single storey garage.

Principle of Development

- 6.2 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.
- 6.3 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.
- 6.4 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 development elsewhere permitted only where it falls within a defined settlement boundary or 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.
- 6.5 Paragraph 78 of the NPPF states that "to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning

policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

- 6.6 Policy 26 of the HDPF directs that development should be essential and appropriate in scale, and meet one of four criteria. This criteria includes: supporting the needs of agriculture or forestry; enabling the extraction of minerals or the disposal of waste; providing for quiet informal recreational use; or enabling the sustainable development of rural areas.
- 6.7 The application site lies outside of any defined built-up area boundary and there is no 'made' neighbourhood plan for the area. Furthermore there is not considered to be an essential need for a dwelling in this countryside location. Accordingly the proposal represents development in the countryside contrary to policies 4 and 26 of the HDPF.
- 6.8 Whilst the provision of this proposed new dwelling in the countryside is not supported in policy terms, it is recognised that the site benefits from extant Prior Approvals for the conversion of the 2no. barns to residential dwellings under references DC/19/1462 and DC/19/1471. Due to the extant nature of these approvals, consideration must be given to them as a fallback position.
- 6.9 Fallback is a material consideration in the decision making process and carries weight when making a determination. 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.
- 6.10 In this instance the fallback position is considered a material consideration of significant weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site. The proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality compared to the conversion of the existing barns, and an opportunity to better control the development through the imposition of relevant conditions, including those related to occupancy and use. Furthermore, the proposal includes the demolition of both existing barns and the removal of the caravan on the site, thereby resulting in fewer dwellings on site. On this basis, and subject to a condition requiring the removal of the two barns and caravan from the site before occupation commenced, the current application is considered to provide a better, more rational re-development of the site.
- 6.11 Consequently, while the proposal represents a departure from the development plan, the fallback position established by way of the extant prior approvals for the conversion of existing barns on the site to residential is considered to hold sufficient weight to justify the principle of a new dwelling in this location.

Design and Appearance

- 6.12 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.
- 6.13 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.

- 6.14 Rudgwick Parish Design Statement 2009 outlines that the overall condition of the landscape character is good, however sensitivity is high given the area's intrinsic qualities, views from the ridge tops, and across Arun Valley. The Statement continues that any small scale development should respond to the historic settlement pattern, local design, and building materials. Small scale development should be well integrated into the existing landscape pattern of small woodlands, hedgerows, and shaws, and should conserve the rural undeveloped character, particularly where development is likely to damage the character through loss of small scale field patterns and woodland. The Design Statement outlines that development should utilise architectural details that complement the whole and sit well in the overall street scene, and should enhance the landscape and maintain the building line.
- 6.15 The proposed dwelling would be located centrally within the defined curtilage, and would be oriented to face north. The dwelling would comprise a 'T' shape that would measure to a length of 21.9m and a total depth of 9.6m. The proposal would incorporate a pitched roof (with cat-slide to the frontage) measuring to an overall height of 6.9m, with a single storey fully glazed porch projection to the front and a fully glazed cart shed opening with dormer to the rear. The dwelling would incorporate roof lights to the front and rear roof slopes, and would utilise a brick plinth, with timber cladding to the elevations, and clay tiles to the roof.
- 6.16 Following initial concerns with the design, proportions, and arrangement of fenestration of the barn, amendments have been received which have introduced barn hips to the side elevations, and reduced the depth and height of the front and rear projections.
- 6.17 The proposed dwelling has been designed to reflect a traditional barn vernacular, with the use of a cat-slide roof to the front elevation, and a cart shed opening to the rear. The proportions of the dwelling are considered to reflect a rural vernacular, with the arrangement and size of the window openings considered to retain a traditional barn character. While the front projection does introduce a degree of domesticity into the character of the building, following amendments, this addition is considered to sit comfortably within the character of the building. It is therefore considered that the proposed dwelling has been designed to reflect the built form and character of the area, in a manner that would be anticipated within the context of the rural locality and landscape setting.
- 6.18 The proposed garage would be positioned to the north-west of the proposed dwelling, and would be oriented to face east. The proposal would measure to a length of 6.7m and a depth of 5.6m, and would incorporate a hipped roof measuring to an overall height of 5.2m. The proposed garage would be finished in timber cladding with a tile roof.
- 6.19 The proposed garage would be set down from the main ridgeline of the dwelling, and would be set back from the access track. While the proposed garage would be positioned forward of the front elevation, it is considered that the size and scale of the garage would be modest, and would not overdominate the frontage of the dwelling.
- 6.20 The proposed dwelling and detached garage are therefore considered to be of a scale, design, and appearance that would appropriately reflect the character and appearance of the rural locality, and are considered to relate sympathetically to the built form and context of the wider locality. The proposal is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and the provisions of the Rudgwick Parish Design Statement (2009).

Heritage Impacts

- 6.21 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.'
- 6.22 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.
- 6.23 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.
- 6.24 Tittesfold Farmhouse is a Grade II Listed Building described as a 16thC timber framed dwelling. The historic farm buildings survive to the southeast of the house and could be contemporary. These are not listed but do reinforce the special interest of the house. The Upper and Lower Barns south of the lane that are to be demolished as part of this development are modern agricultural and equestrian buildings of no architectural merit. They are low scale buildings and are well screened from the historic farm complex.
- 6.25 The Council's Design and Conservation Officer is of the view that the proposed dwelling would be a large building that would be in addition to the existing modern dwelling to the east of the Grade II Listed dwelling. As such the Design and Conservation Officer considers that an additional dwelling within this farmstead would begin to change the perception of this complex from an historic farmstead to more of a hamlet. Notwithstanding this, the Design and Conservation Officer considers an harm to the setting of the Grade II listed building to be negligible.
- 6.26 The application site is located to the southeast of the historic farmstead, and given the surrounding boundary arrangements is not readily perceived or understood within this context. The proposed development seeks to reflect a traditional barn vernacular, which would be anticipated within the rural context. For this reason, it is not considered that the proposal would result in harm to the setting of the Listed Building that would outweigh the benefit of the new dwelling, particularly given the extant permission for the conversion of the two barns on the site to dwellings of inferior design, and given that the proposal includes the removal of these two barns as well as the caravan.

Amenity Impacts

- 6.27 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.28 The proposed dwelling would be positioned to the south of the cluster of dwellings at the Tittesfold Farm estate at a distance of approximately 40m.
- 6.29 Given the separation distance and the relationship between the proposal and the neighbouring properties, it is 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 Impact

- 6.30 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.31 The proposed dwelling would utilise an existing field access, with an area of hardstanding provided to the frontage.
- 6.32 Following consultation with WSCC Highways, no objections have been raised to the use of this access, and it is considered that the established access road functions appropriately in the current form. It is therefore considered that the proposal would provide suitable access. In addition, it is considered that an appropriate level of parking would be made available through the provision of the area of hardstanding to the north of the dwelling.
- 6.33 It is therefore considered that the proposal provides safe and adequate access and parking, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.34 The proposed development would be located outside of a built up area boundary and on a site not allocated for development within the HDPF or an adopted neighbourhood plan. The Council is able to demonstrate a 5 year housing land supply and consequently this proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements. Furthermore, the development is not considered essential to this countryside location. The proposal therefore fails to comply with policies 1, 4 and 26 of the Horsham District Planning Framework (2015).
- 6.35 Although contrary to the above policies, there are existing extant permissions for the conversion of the existing barns into residential dwellings under Class Q of Schedule 2, Part 3 of the General Permitted Development Order 2015. These extant permissions have established the principle of residential use on the site and represent a fallback position that is a material consideration of significant weight. The proposed scheme would result in a built form that would relate sympathetically to the rural character of the site and surroundings and would result in no harm to the amenities or sensitivities of neighbouring properties. Furthermore the public benefit of the new dwelling including through its design and the removal of the existing consents for the conversion of the existing barns by way of their demolition is sufficient to outweigh the minor 'less than substantial' harm the development would have on the setting of the Grade II listed Tittlesfold House. The proposed development is therefore considered acceptable as a departure from the development plan.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.36 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.37 **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	257.5		257.5
		Total Gain	
	Total Demolition		233.2

- 6.37 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.38 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 approved the application subject of the following conditions:

Conditions:

1 **Approved Plans**

- 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 the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following

the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 4 **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).

- 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 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 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-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 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

- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include a minimum of 1no. Electric Vehicle Charging Point within or adjacent to the parking spaces. The dwelling hereby permitted shall not be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 10 **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).

- 11 **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).

- 12 **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).

- 13 **Pre-Occupation Condition:** Prior to first occupation of the dwelling hereby permitted the existing barns and caravan indicated on location plan TFB 02 shall cease to be used for any purpose whatsoever and shall have been demolished (including the removal of foundations) with all materials arising from such demolition removed from the site and the site of the demolished barns and caravan restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** The residential curtilage of the dwelling hereby permitted shall be as indicated by the red outline on plan reference TFB 02, and shall not include the area dashed which is to be returned to paddock.

Reason: In the interests of visual amenity and the landscape character of the area within the countryside location, and in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A B C D E F G and H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the new residential dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the sensitivity to change in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).