



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee (North)  
**BY:** Head of Development  
**DATE:** 7 April 2020  
**DEVELOPMENT:** Change of use from (A4) pub to 3.No (C3) flats on ground floor and external alterations.  
**SITE:** Dun Horse Inn Brighton Road Mannings Heath Horsham West Sussex RH13 6HZ  
**WARD:** Nuthurst and Lower Beeding  
**APPLICATION:** DC/19/1389  
**APPLICANT:** **Name:** Mr Freddy Goodall **Address:** Dun Horse Inn, Brighton Road Mannings Heath RH13 6HZ

**REASON FOR INCLUSION ON THE AGENDA:** Nuthurst Parish Council have requested to speak on the application at Planning Committee.

More than eight persons in different households have made written representations raising material planning considerations that are inconsistent with 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 Planning permission is sought for the change of use of the former Dun Horse Inn public house at ground floor level from use class A4 (drinking establishments) to use class C3 (dwellinghouses) to form three self-contained flats. The proposals would facilitate the creation of two 1-bed flats and one studio flat. Flat one would have a gross internal area (GIA) of 47sqm, Flat 2 would have a GIA of 35sqm and Flat 3 would have a GIA of 44sqm.

1.3 The proposals include external alterations to facilitate the conversion of the ground floor of the building to residential units, however the overall form and appearance of the building would be largely retained. It is noted that the submitted plans indicate an external staircase which would provide access to the first floor. This has been approved under application reference number DC/17/2293, which granted permission for the creation of two flats to the first floor of the building, as well as external alterations.

## DESCRIPTION OF THE SITE

- 1.4 The application site comprises the former Dun Horse Inn public house, which consists of an existing two storey building located on the corner of Brighton Road and Pound Lane within the village of Mannings Heath. The entire site lies within the built-up area of Mannings Heath, defined as a smaller village within the Horsham District Planning Framework (Policy 3). The elevations of the building are white rendered with brick quoin detailing at ground and first floor levels. First and second floors are delineated by a brick string course with a base level brick and black painted rendered plinth. The building sits under a pitched roof with clay tiled roof, with window timber/metal windows.
- 1.5 A tarmacked area to the front of the public house has historically been used for parking associated with the public house. The property is not listed and is not located within a conservation area. It is noted that an application to designate the Dun Horse Inn as an Asset of Community Value was refused by Horsham District Council in October 2019.
- 1.6 The first floor of the building has planning permission for the creation of two residential units, with works having commenced on site. It is also noted that land adjacent to and located north of the Dun Horse Inn is subject to a separate application under planning reference DC/17/2294 for the construction of a two storey dwelling, which was granted at appeal.
- 1.7 There is a grade II listed building located on Brighton Road known as 'Chumleigh' which lies opposite the Dun Horse Inn, with a pair of cottages known as 'The Old Smithy' and 'Red Cottage' to the north-east of the site also grade II listed. The site is surrounded by residential properties.
- 1.8 The southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB) lies to the north of the application site, on the opposite side of Pound Lane. There is a mature tree subject to a Tree Preservation Order within the application site as well as other trees subject to Tree Preservation Orders to the east and south of the application site.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 National Planning Policy Framework.

### RELEVANT PLANNING POLICIES

- 2.3 **The National Planning Policy Framework (NPPF)**

- 2.4 **Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development.

Policy 2 - Strategic Policy: Strategic Development.

Policy 3 - Strategic Policy: Development Hierarchy.

Policy 9 - Employment Development

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 40 - Sustainable Transport.  
Policy 41 - Parking.  
Policy 42 - Strategic Policy: Inclusive Communities.  
Policy 43 - Community Facilities, Leisure and Recreation.

2.5 **Nuthurst Parish Neighbourhood Plan:**

Policy 10 - Housing Design.  
Policy 11 - Community Facilities.

2.6 **Nuthurst Parish Design Statement.**

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.7 The most recent and relevant planning history relating to the site is as follows:

DC/17/2293	Erection of external staircase to side elevation and installation of 1x dormer windows to southern and northern roof slopes in connection with creation of 2 x 2 bed flats. Refurbishment of ground floor public House (A4) incorporating external alterations to fenestration and demolition of external toilet block.	Application Permitted on 04.05.2018
DISC/19/0179	Approval of details reserved by conditions 3,4 and 5 to approved application DC/17/2293	Application Permitted on 13.09.2019
DC/17/2294	Erection of a two storey three bedroom detached house on the former public house garden amenity space	Application Refused on 29.08.2018 Allowed on appeal 25 April 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](http://www.horsham.gov.uk)

INTERNAL CONSULTATIONS

3.2 **HDC Heritage Officer:** Comment.

*Although the pub is not designated I do think it would meet the criteria for local listing being an attractive roadside hostelry and a landmark building. The current proposal does not concern me in terms of the impact on the character of the building although I do wish to avoid white plastic windows. I have suggested a condition to prevent the architectural interest of the building being diluted.*

OUTSIDE AGENCIES

3.3 **Southern Water:** No objection.

*Please be aware that the building is already built over an existing public sewer. If the works to be carried out will alter the existing foundation line or depth it will be necessary for the applicant to contact Southern Water.*

*Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public*

could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. Southern Water requires a formal application for a connection to the foul and surface water sewer to be made by the applicant or developer.

### 3.4 **WSCC Highways: No objection.**

#### Access and Parking

No access or parking is associated with this proposal. The WSCC Car Parking Demand Calculator indicates that at least 2 car parking spaces may be provided for this proposal.

Parking will have to be accommodated on-street. The LHA notes that the “triangle” at the junction with Brighton Road and Pound Lane is not allocated as parking due to being within maintained highway. Historically, this area has been used for parking for the public house and this is not anticipated to change following this proposal.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals 4 accidents within the vicinity of site. However, these were not attributed to road layout. Therefore there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Whilst the junction does not benefit from road protection markings, any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (Leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (Wilful obstruction of the free passage along a highway). Both of these acts are enforceable by Sussex Police.

The LHA anticipates that the change of use from A4 to C3 would result in a reduction in material use and parking demand at the site. The LHA advises the inclusion of cycle parking to promote the use of sustainable alternative modes of transport.

#### Sustainability

The site is situated in Mannings Heath, approximately 1.4 miles southeast of Horsham. A garage/shop is within walking distance from the site. Schools are situated approximately 10 minutes from the site by cycle. Bus stops near the site offer connections to Horsham and Brighton every 30 minutes, as well as occasional services towards Haywards Heath.

Cycling is a viable option in the area. Secure and covered cycle storage was not demonstrated in the plans. The inclusion of cycle parking in the plans increases the sustainability of the site by offering alternative modes of transport to the private car.

#### Conclusion

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.

## PUBLIC CONSULTATIONS

### 3.5 **Nuthurst Parish Council: Objection.**

- The planning application contravenes the aspiration in Section 4.2 of the Parish’s Neighbourhood Plan.
- The provision of three flats on the ground floor represents an over-development of the property.

- There is no provision for parking and there are concerns about the likely extent of parking on the public highway and the consequent danger to public safety at the junction of Pound Lane and the A281.

*Since this application has proved highly controversial, the Parish Council requests that this application is passed to the Planning Committee North for determination.*

*Some residents present expressed a strong desire to re-establish the Dun Horse Inn as a public house or other community use and therefore, the Parish Council has agreed to submit an application to re-register the Dun Horse Inn as an Asset of Community Value and this will be forwarded once the nomination form has been completed. The action is intended to give residents time in which to set up a Community Group/Organisation and to put forward to Brunswick Developments a feasible financial proposal to retain the building as a public house or other community use.*

## PUBLIC CONSULTATIONS

- 3.6 A total of 49 letters of objection from 46 separate households/bodies have been received for this application. The nature of this objection can be summarised as follows:
- Loss of a community facility
  - Overdevelopment of the site
  - No on-site parking would create additional cars on the road
  - Justification for loss of pub not sufficient
- 3.7 A total of 10 letters of support from 9 separate households have been received for this application. The nature of these letters of support can be summarised as follows:
- The pub has been vacant for a number of years and has deteriorated in terms of appearance.
  - Provision of small dwellings would allow people onto the property market.
- 3.8 A total of 3 letters neither objecting or supporting the application have been received.

## MEMBER COMMENTS

- 3.9 None Received.

## 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 main issues are the principle of the development in the location and the effect of the development on:
- The principal of development in this location.
  - The character of the development and the visual amenities of the street scene.

- The amenities of the occupiers of adjoining properties.
- Highways impact and other material considerations.

### **Principle of Development**

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that the district has a distinct settlement pattern which should be retained and enhanced. It states that development will be permitted within towns and villages which have a defined built up area boundary, where any development will be required to demonstrate that it is of an appropriate nature and scale to maintain the characteristics and function of the settlement in accordance with the settlement hierarchy set out within the policy. The application site is located within the defined built up area of Mannings Heath and the provision of residential accommodation in this location is considered acceptable subject to all other material considerations.
- 6.3 The proposal would facilitate the creation of two 1-bed flats and one studio flat. These are considered to be small by virtue of the facilities and space available and would be in-line with point 4.2 of the Vision, Objectives & Land Use Planning Policies section of the Nuthurst Parish Neighbourhood Plan, which states that '*a mix of dwelling types including particularly smaller dwellings for young families and starter homes for younger people*', should be provided. The proposed development would utilise an existing building and it is considered that it would provide the type of accommodation which the Parish are seeking through the provisions of their neighbourhood plan.

### **Loss of Community Facility**

- 6.4 Paragraph 92 of the NPPF states that '*decisions should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*'.
- 6.5 Policy 9 of the HDPF relates to Employment Development and states '*Redevelopment of employment sites and premises outside Key Employment Areas, must demonstrate that the site/premises is no longer needed and/or viable for employment use*'.
- 6.6 Documents submitted in support of the application detail that the pub/premises was put on the market in May 2015 with Leisure Property Specialists Fleurets for £495,000 plus VAT. As a result of limited interest, the asking price was subsequently reduced to £450,000 plus VAT in July 2015. There was again limited interest from leisure/pub operators and, as a result, the premises was eventually sold to a local investor. The pub has been vacant since February 2016.
- 6.7 Crickmay Chartered Surveyors were subsequently instructed to provide advice in respect of the marketing of the premises on an 'all enquiries' basis in August 2018 and commenced marketing (to exclude the side garden) in October 2018. The premises was actively marketed using a variety of resources and techniques. There were 19 enquiries, all on the basis of the freehold of property and none by any commercial occupiers seeking to take a lease of the ground floor of the property. In addition, only three parties enquired on the basis of the property's existing use as a public house. From feedback provided by enquirers, the premises were considered to be too small with no provision for an appropriate kitchen to provide food to diversity the service offer from a 'wet' pub and a lack of visitor parking posed a significant issue.
- 6.8 In addition to the marketing activities which have taken place, the applicant has also provided a viability assessment for the premises (undertaken by Savills) which concludes that '*...the public house is commercially unviable now and in the long term.*' This report has been independently considered by a third party consultant appointed by the Council. The

independent assessment concludes that the inputs and assumptions used by Savills are on the whole reasonable and that the information provided in terms of income is reasonable and in terms of expenditure not overstated. It is advised that *'In our opinion the public house is likely to make a loss and, on that basis, unlikely to be viable for investment as a going concern'* and *'...we conclude that it is unviable for the site to be retained as a public house.'*

- 6.9 It is considered that appropriate steps have been taken to market the site as an on-going concern as a public house, and that the suitability of the site for a continued A4 have been explored. On the basis of the information available, it is considered that the proposal would comply with Policy 9 of the HDPF as it has been demonstrated that the site/premises is no longer viable for employment use.
- 6.10 Policy 43 of HDPF states *'In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.'* It continues *'Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby'*.
- 6.11 Policy 43 of the HDPF also sets out that it will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:
- 'a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or*
  - b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.'*
- 6.12 A recent application by Nuthurst Parish Council to designate the Dun Horse Inn as an Asset of Community Value was rejected/refused by the Council in October 2019. The application was rejected/refused for the following reasons:
1. The property has not been used as a community facility/public house for over three years and is currently boarded up.
  2. The property would require significant investment to bring it back to community use.
  3. The pub garden has been sold with planning permission for a residential dwelling.
  4. An application has been agreed for flats on the second floor and that an application is pending for change of use of the ground floor to residential accommodation.
  5. The property was previously an asset of community value but was removed from the list after it was sold. No community group expressed an interest in bidding to purchase the asset.
- 6.14 The reasons as detailed above are still considered to be relevant in the consideration of this planning application. The site has not been occupied as a pub for over four years, and at the time of a case officer site visit in September 2019 had fallen into a poor state of repair. As confirmed within the viability assessments, it is considered that significant investment would be required to bring a pub use back to the premises. It is also noted that development to provide flats at first floor level and a dwelling within the side garden have reduced the desirability and functionality for the premises to operate as a public house.
- 6.15 It is considered that there are other facilities within the locality which provide public/community facilities similar to those provided historically by the Dun Horse Inn. For

example, The Black Horse Inn on Nuthurst Street provides food and outdoor amenity space and is located a short distance away from the application site. It is considered that such a premise would be accessible for local residents as well as attracting 'destination' customers travelling through the district.

- 6.16 Taking the above into account, whilst it is regrettable to see the loss of a community facility within Mannings Heath, it is considered that appropriate steps have been taken to market the site as an on-going concern as a public house, and that the suitability of the site for a continued A4 have been explored. In addition, it is considered that there are other facilities within the locality which provide public/community facilities similar to those provided historically by the Dun Horse Inn. As such it is considered that the proposal complies with the relevant policies of the HDPF and guidance provided within the NPPF.

### **Design, Appearance and Landscape Impact**

- 6.17 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.18 Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. The proposal would be required to ensure it has no adverse effect upon the historic character and appearance of the listed building or its setting.
- 6.19 Only minor alterations to the external appearance of the building are proposed to facilitate the change of use of the ground floor of the building to residential. At the time of a case officer site visit, the ground floor windows were boarded up however it is noted that new uPVC windows have now been installed at ground and first floor levels in line with permission given under planning reference DC/17/2293 for the change of use of the first floor to residential.
- 6.20 Notwithstanding the use of uPVC windows which generally provide bulkier proportions, the overall form and appearance of the building will be largely retained. It is therefore considered that the proposal would preserve the existing character and appearance of the building and the wider streetscene, and accords with the relevant local and national policies, including those within the Nuthurst Parish Neighbourhood Plan and Nuthurst Parish Design Statement.
- 6.21 The nature and extent of external alterations proposed to facilitate the creation of three flats at ground floor level are not considered so significant as to result in any substantial or appreciable harm to the character and appearance of the site or the wider setting including designated heritage assets within the immediate vicinity. As such, there is considered to be no conflict with policies 25, 32, 33 or 34 of the HDPF.
- 6.22 It is noted that the Council's Conservation Officer has provided comments, suggesting that a condition relating to the proposed new windows to be installed shall be imposed. Notwithstanding the comments provided, given that the windows installed at ground floor level match those installed at first floor level, which have been previously been agreed, it is not consider appropriate in this case to require windows of a different design or material to be installed.

### **Impact on Neighbouring Amenity**

- 6.23 Policy 33 of the HDPF additionally states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

- 6.24 The proposed development would be contained at ground floor level and would largely utilise existing window and door openings to facilitate the creation of the three flats, with only minor alterations proposed. Given that no other external alterations are proposed, apart from general restoration works, and the fact that the new accommodation would be provided at ground floor level, it is not considered that the scheme would contribute to any harmful impact on the privacy or amenity of the occupiers of the neighbouring residential property or users of adjoining land.

### **Highways and Parking Considerations and Implications**

- 6.25 The proposal does not involve any alterations to the existing access and parking arrangements. West Sussex County Council (WSSCC) as the Local Highway Authority have advised that the existing triangle of land at the junction of Pound Lane and Brighton Road is publicly maintained highway although they are aware the land has historically been used for parking purposes in association with the public house. This area has not therefore been included in the application site boundary as parking in this location cannot be allocated to any proposed use at the site.
- 6.26 An inspection of the latest collision data supplied to WSSCC by Sussex Police reveals four recorded injury accidents in the locality of the junction. From an inspection of accident data, WSSCC have advised that it is clear that this was not due to any defect with the junction or existing parking arrangements and whilst the junction does not benefit from road protection markings, any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and/or Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway). Both of these measures would be enforced by Sussex Police.
- 6.27 The flats will not be allocated any parking spaces. The WSSCC Car Parking Demand Calculator provides that two spaces should be provided for the proposed residential use. This is a reduction in demand over the existing permitted use where the existing flat and guest bedrooms could see a demand for six spaces. It is therefore considered that, whilst no allocated spaces are to be provided for future occupiers of the flats, parking demand and capacity impact on the nearby road network would be reduced over the existing permitted/historic use of the site as a public house with associated guest facilities.
- 6.28 It is therefore considered that it would be difficult to substantiate highway safety or capacity grounds to resist the proposal to convert the ground floor of the former Dun Horse Inn to residential. WSSCC do not consider that proposals are contrary to paragraph 32 of the National Planning Policy Framework. For these reasons, and while objections to the application on highway safety grounds are noted, it is considered that no further information on this matter is necessary to inform the acceptability of proposal in highway safety terms. It is therefore considered that the proposed use of the ground floor of the site as residential accommodation would accord with policies 40 and 41 of the HDPF.

### **Conclusion**

- 6.29 In conclusion, the proposal would represent an appropriate form of development, utilising an existing building, which is no longer considered to be viable to function as a public house, within a sustainable location for residential development. The proposals would not have a detrimental impact on the surrounding area or the prevailing character of the streetscene, the amenities of adjacent occupiers, or the existing parking and highways configuration within the locality. The proposals are therefore considered to accord with national guidance and local plan policies and is recommended for approval.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	125	125	0
	<b>Total Gain</b>		
	<b>Total Demolition</b>		<b>0</b>

- 6.32 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.33 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 planning permission subject to the following conditions:

- 1 A list of the approved plans
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 3 **Pre-Occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **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 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).

- 5 **Regulatory Condition:** The materials and finishes of all new external walls/infill walls of the development hereby permitted shall match in type, colour and texture those of the existing building.

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

- 6 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any external lighting that is installed with the

permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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

- 7 **Regulatory Condition:** The details pertaining to the replacement windows to be installed shall be fully implemented in accordance with the approved details submitted and approved under planning reference DISC/19/0179.

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

- 8 **Regulatory Condition:** The details pertaining to a Construction Method Statement shall be fully implemented in accordance with the approved details submitted and approved under planning reference DISC/19/0179.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of occupiers of adjoining properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority

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