



**TO:** Planning Committee (North)  
**BY:** Head of Development  
**DATE:** 7 April 2020  
**DEVELOPMENT:** Erection of 6.No two storey semi-detached dwellings, creation of parking and new access onto Park Lane with associated landscaping  
**SITE:** Land Adjacent To Heathtolt Cottages Park Lane Maplehurst RH13 6LL  
**WARD:** Nuthurst and Lower Beeding  
**APPLICATION:** DC/19/2500  
**APPLICANT:** **Name:** Mr Simon Burrough **Address:** c/o Agent

**REASON FOR INCLUSION ON THE AGENDA:** At the request of Nuthurst Parish Council.

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions.

**1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

**DESCRIPTION OF THE APPLICATION**

- 1.2 The application seeks full planning permission for the erection of six dwellings arranged in three pairs of semi-detached dwellings. The proposed dwellings would be set back from the public highway in a continuous build pattern from west to east.
- 1.3 The proposed dwellings would comprise 3no. pairs of semi-detached dwellings oriented to face north, and would be set back from the adjacent properties of Heathtolt Cottages by approximately 4m. Each pair dwellings would share an access from Park Lane, with an area of hardstanding provided for 2no. vehicles each. Private amenity space would be provided to the south of the site, which would be separated by 1.2m high post and rail fencing and hedging, with closeboarded fencing located to the south.
- 1.4 The built form of each pair of dwelling would measure to a total length of 19.6m and a total depth of 9.1m, with an additional single storey porch addition projecting to a depth of 1.5m to the north. The proposal would incorporate a hipped roof measuring to an overall height of 9.4m, and would incorporate pitched gable projections above the eaves to the frontage. Each dwelling would benefit from an attached garage that would sit under a hipped roof, set down from the eaves of the main dwelling. The proposal would be finished in facing brick and clay hanging tiles, with tiles to the roof. Solar panels would be located on the southern roof slope of each dwelling.
- 1.5 The proposed dwellings would provide kitchen/dining/living room, w.c, store, and garage to the ground floor, with 3no. bedrooms (one with ensuite) and bathroom to the first floor.

## DESCRIPTION OF THE SITE

- 1.6 The application site is located to the south of Park Lane, outside of the designated built-up area boundary. The site comprises an area of agricultural land which slopes down to the south. Residential properties are located to the north and west of the site, with an agricultural access track located to the east. The wider area is characterised by open countryside, with linear residential development located to the west of the site.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

#### 2.2 **National Planning Policy Framework**

#### 2.3 **Horsham District Planning Framework (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 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 38 - Strategic Policy: Flooding
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

#### 2.4 **Neighbourhood Plan:**

Nuthurst Parish Neighbourhood Plan

- Policy 1: A Spatial Plan
- Policy 8: Land adjacent to Heathtolt Cottages
- Policy 10: Housing Design

#### 2.5 **Parish Design Statement:**

Nuthurst Parish Design Statement

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.6 There is no recent planning history relating to the site.

## 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 Drainage Engineer:** No Objection
- 3.3 **HDC Waste Services:** No Comment
- 3.4 **Environmental Health Officer:** No Objection subject to conditions

## OUTSIDE AGENCIES

- 3.5 **WSCC Highways:** No Objection subject to conditions
- 3.6 **Southern Water:** No Objection

## PARISH COUNCIL

- 3.7 **Nuthurst Parish Council:** Objection.

*The Parish Council objected to the original application and the 22 January amendment and suggested that the applicant should submit amended plans to address the issues raised. The applicant submitted amended plans on 7 February 2020 but provided no explanation as to how the plans had been amended. Detailed scrutiny of the amended plans has demonstrated that the applicant has dealt with one issue raised by the Parish Council, namely there is now an extension of the pavement along Park Lane as required by policy 8v of the Neighbourhood Plan.*

*However, the applicant has not dealt with the main issue raised by the Parish Council. The ridge height of the houses is still nearly 9.5m, approximately 1.5m higher than the adjacent Heathtolt Cottages in contravention of policies 8ii and 10 of the Neighbourhood Plan.*

*Therefore the Parish Council continues to object to this amended application for the reasons given below.*

*This site is allocated for development in Policy 8 of the Nuthurst Neighbourhood Plan (NP) for 3 or 4 pairs of 2 or 3 bed semi-detached houses which are similar in style and sympathetic to the existing Heathtolt Cottages.*

*The application consists of 3 pairs of identical 3 bed semi-detached houses and in this respect the application complies with the NP.*

*A full assessment of conformity with the requirements of the NP for this further amended application is provided in the appendix.*

*This assessment concludes that the application complies with the policies/provisos in the Parish's "made" NP but with one exception:*

*The application does not comply with policies 8ii and 10 because the ridge height of nearly 9.5m is much higher than the adjacent semi-detached houses which have a ridge height of approximately 8m, creating a greater roof area and bulkier appearance which does not reflect the scale and height of the adjacent semi-detached houses. Nor are these high, bulkier houses sympathetic to a countryside location*

*Whilst the Parish Council would like to be in a position to support this amended application for a site allocated for development in its NP, it cannot support the present proposal because of the contraventions of policies 8ii and 10 of the NP.*

*The Parish Council recommends that the developer submits a further amended application with houses showing much lower ridge heights comparable with the adjacent Heathtolt Cottages. This would result in much smaller roof areas and bulkiness so that the houses reflect the scale and height of the adjacent Heathtolt Cottages and are more sympathetic to the rural environment.*

*If the developer makes this recommended change, the Parish Council would support the application.*

## PUBLIC CONSULTATIONS

- 3.8 10 letters of objection, from 6 households, have been received to the application, which raise the following concerns:
- Ridge height excessive.
  - Footprints larger than adjacent properties.
  - Out of keeping with character of area.
  - Possibility for rooms to be added in roof space, which will reduce the affordability of the properties for local families.
  - Lack of affordable housing on the site.
  - Highway safety concerns.
  - Increase in traffic using Park Lane.
  - Noise disturbance to local residents.

## 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 considerations material to this application relate to:
- Principle of Development.
  - Design and Appearance.
  - Amenity Impacts.
  - Highways Impacts.

### **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 application site is located outside of the defined built-up area boundary, and as such is considered countryside in policy terms.
- 6.3 The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the HDPF seeks to retain the

existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.

- 6.4 Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.
- 6.5 The application site has been allocated within the Nuthurst Parish Neighbourhood Development Plan under Policy 8 (Land adjacent to Heathtolt Cottages, Maplehurst). This policy states that residential development of 0.375ha of land adjacent to Heathtolt Cottages will be permitted provide that:
- i) the scheme comprises primarily 2 or 3 bedroom semi-detached houses with integral garages in line with existing building line;
  - ii) the style is similar/sympathetic to the existing Heathtolt Cottages;
  - iii) access is made to the scheme using one access point onto Park Lane for each pair of houses;
  - iv) the scheme layout and landscape scheme retain the existing trees/hedge at front; and
  - v) the transport assessment on the scheme has full regard to extending the existing pavement on Park Lane to serve the development.
- 6.6 The application seeks full planning permission for the erection of six semi-detached 3-bed dwellings, built along a continuous build line, with an access point onto Park Lane serving each pair of dwellings. The existing tree/hedge is retained to the frontage, and a Transport Assessment has been provided which takes regard of extending the footpath to the frontage.
- 6.7 The proposed development is considered to adhere to the criteria as stated within Policy 8 of the Nuthurst Parish Neighbourhood Development Plan, and as an allocated site within the made Neighbourhood Plan, would also comply with Policy 4 of the Horsham District Planning Framework. As such, the proposed development is considered acceptable in principle, subject to all other material considerations.

#### **Design and Appearance:**

- 6.8 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.
- 6.9 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.
- 6.10 Policy 8 of the Nuthurst Parish Neighbourhood Development Plan states that development should comprise primarily 2 or 3 bed semi-detached houses with integral garages in line with

the existing building line, and that the style is similar/sympathetic to the existing Heathtolt Cottages.

- 6.11 The application site is located to the east of a ribbon of residential development comprising Heathtolt Cottages, which are built along a continuous build line, set back from the public highway. The site is located within a transitional area which separates the informal and undeveloped countryside to the east from the hamlet of Maplehurst to the west. While sporadic residential development is located to the north of the site, the application site has a greater relationship with the Cottages to the west. As such, it would be anticipated that any development reflect the character, proportions, and build line of Heathtolt Cottages, particularly given the prominence of the location.
- 6.12 Initial concerns were raised with the proposed development, particularly in respect of the build line and the scale, footprint, and proportions of the proposed dwellings. The staggered build line as previously proposed was not considered to reflect the character and visual amenities of the area, and was considered to result in a layout and build line that would juxtapose and detract from the recognisable linear form of development. Given the prominence of the site, the development would be particularly apparent from the approach, with the previous layout unreflective of the wider pattern of development. Although recognised that the proposed layout would lessen the prominence and dominance of the built form, the relationship with the adjacent properties of Heathtolt Cottages was considered to weigh in favour of a continuous build line, with the previous build line therefore considered to detract from the character and visual amenities of the street scene, and is not considered to reflect the build pattern of the surroundings, or the existing build line. In addition, it was considered that the scale and footprint of the proposed dwellings would not appropriately reflect that of the adjacent dwellings of Heathtolt Cottages. The overall scale and extent of the proposed dwellings was considered to result in proportions that would not reflect that of the existing dwellings to the west, with the size of the proposal resulting in the staggered build line as proposed. Concerns were also raised in respect of the overall height of the proposed dwellings, which were considered to extend to a greater height than the adjacent properties.
- 6.13 Following these concerns, the proposed development was amended to take consideration of the adjacent build pattern, as well as the scale and proportions of the neighbouring properties. The proposed dwellings would comprise three pairs of semi-detached dwellings oriented to face north, and set back from the adjacent properties of Heathtolt Cottages by approximately 4m. Each pair of dwellings would share an access from Park Lane, with an area of hardstanding provided for two vehicles each. The built form of each pair of dwelling would measure to a total length of 19.6m and a total depth of 9.1m, with an additional single storey porch addition projecting to a depth of 1.5m to the north. The proposal would incorporate a hipped roof measuring to an overall height of 9.4m, and would incorporate pitched gable projections above the eaves to the frontage. Each dwelling would benefit from an attached garage that would sit under a hipped roof, set down from the eaves of the main dwelling. The proposal would be finished in facing brick and clay hanging tiles, with tiles to the roof. Solar panels would be located on the southern roof slope of each dwelling.
- 6.14 While it is recognised that the dwellings would be set back from the existing build line, the proposal would nonetheless result in a continuous build line, albeit to an approximate 4m set back. As such, when viewed from the street scene, the proposed development would maintain the build line, with the additional dwellings considered as a continuation of the recognised build pattern. Given that the application site lies on the eastern edge of the unclassified settlement, the site relates to both the built form to the west and the open countryside to the east. Given this context, the proposed set back is also considered to reduce the prominence of the built form within the setting, and is considered to help transition between the denser development to the west and the sporadic development to the east. The build pattern is therefore considered to appropriately reflect that of the adjacent Cottages, while also maintaining and reinforcing the characteristics of the wider rural setting.

- 6.15 The proposed dwellings are considered to appropriately reflect the form and vernacular of the nearby properties, with the design and proportion of the dwellings reflecting those to the immediate west of the site. As such, the proposed dwellings are considered to be an appropriate extension of the build character and pattern, utilising features and form that reflects and reinforces the townscape character of the street. It is recognised that the proposed dwellings would extend to a slightly greater height than the nearby properties, however given the set back from the frontage and build line, it is not considered that this would be overtly perceptible from the street scene.
- 6.16 The proposed development is considered to reflect and reinforce the townscape character of the locality, with the siting and orientation of the dwellings considered to relate sympathetically to the built pattern and characteristics of the street scene. The scale, mass, and proportions of the dwellings are considered to appropriately reflect that of the immediate neighbouring properties, with the finish and appearance considered to reflect the build characteristics of the wider locality. As such, the proposal is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policies 4 and 10 of the Nuthurst Parish Neighbourhood Development Plan.

**Amenity Impacts:**

- 6.17 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.
- 6.18 Each pair of dwellings would be located along a continuous build line, set back from the nearest neighbouring property of 8 Heathtolt Cottages by approximately 4m. No side windows are proposed, with a 1m gap maintained between the flank elevation and the boundary to each property.
- 6.19 While acknowledged that the proposed development would introduce additional residential receptors into the area, it is recognised that the existing dwellings of Heathtolt Cottages share a mutual degree of overlooking. While the proposed dwellings would be set back from the rear elevation of the adjacent properties, it is recognised that no side windows are proposed to the western flank wall of Plot 1. Given the separation distance and the orientation of the dwellings, it is considered that only oblique views would be possible from the first floor windows on the rear elevation. Such relationship is not considered to result in any further material harm than the existing situation, and it is not therefore considered that the proposal would result in harm through overlooking or loss of privacy.
- 6.20 The proposed development is considered to accord with Policy 33 of the Horsham District Planning Framework (2015).

**Highways Impacts:**

- 6.21 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.22 Policy 8 of the Nuthurst Parish Neighbourhood Development Plan states that development will be permitted where access is made to the scheme using one access point onto Park Lane for each pair of houses.
- 6.23 The proposed dwellings would comprise three pairs of semi-detached dwellings oriented to face north, and would be set back from the adjacent properties of Heathtolt Cottages by approximately 4m. Each pair dwellings would share an access from Park Lane, with an area of hardstanding provided for two vehicles each.

- 6.24 Following consultation with WSCC Highways, it is considered that the proposed accesses would be appropriate to support the development, and it is not considered that the proposal would result in a material intensification that would result in harm to the function or safety of the highway network. Each dwelling would benefit from an adequate number of off-road parking spaces in accordance with the WSCC Car Parking Demand Calculator. However, it is noted that visitor spaces have not been shown, and it would be anticipated that two additional spaces be provided per driveway to accommodate visitors.
- 6.25 The proposal would extend the footpath across the frontage of the development, connecting the development to the existing footpath. This is welcomed, and is considered to be compliant with the provisions of Policy 8 of the Nuthurst Parish Neighbourhood Development Plan.
- 6.26 Given the need for visitor spaces, it is considered reasonable and necessary to impose a condition seeking the submission of details in respect of the access and parking arrangements. While noted that these details have been submitted, following consultation with the Local Highways Authority, the proposed layout is considered inadequate. The imposition of a details condition would overcome the concerns raised, and would enable an appropriate provision of visitor parking. Subject to this condition, it is considered that the proposal would accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

### Conclusion

- 6.27 The proposed development is considered acceptable in principle, and is considered to accord with the provisions of Policy 8 of the 'made' Nuthurst Parish Neighbourhood Development Plan. Following amendments to the scheme, it is considered that the proposed development would reflect the built pattern, character and appearance of the locality, and particularly the adjacent dwellings of Heathtolt Cottages. The layout and orientation of the proposed development has also taken appropriate consideration of potential amenity impact through overlooking and loss of privacy. Subject to conditions relating to parking layout, which should provide additional visitor parking spaces, it is considered that the proposal would not result in harm to the safety and function of the public highway network. It is therefore considered that the proposal would accord with all relevant local and national planning policies.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.28 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.
- 6.29 **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	753.9		753.9

**Total Gain**  
**Total Demolition**

- 6.30 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.31 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 begin before the expiration of three years from the date of this permission.

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

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

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

- 4 **Pre-Commencement Condition:** No development shall 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 development shall thereafter be carried out in accordance with the approved details. 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).

- 5 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

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

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

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

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- 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).

- 10 **Pre-Occupation Condition:** Notwithstanding the details submitted, 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 visitor spaces) for vehicles shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced 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)

- 11 **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).

- 12 **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).

- 13 **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, and C of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

- 14 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

Background Papers: DC/19/2500.