



TO: Planning Committee (North)
BY: Head of Development
DATE: 7 April 2020
DEVELOPMENT: Change of use of detached butchers cold store to a two storey dwelling and erection of a single storey front extension.
SITE: 50 Barrington Road Horsham West Sussex RH13 5SN
WARD: Forest
APPLICATION: DC/19/0700
APPLICANT: **Name:** Mr P Everitt **Address:** C/o agent

REASON FOR INCLUSION ON THE AGENDA: More than 8 persons in different households have made written representation 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 The application seeks planning permission for the conversion of the cold store associated with the former butchers at 50 Barrington Road (now residential) into a two storey dwelling, with the addition of a single storey extension to the front elevation.
- 1.3 The conversion would involve the subdivision of the structure, including excavation works at ground floor level in order to facilitate the proposed two floors, as well as the installation of a centrally placed pitched dormer window to the front elevation and two roof lights to the rear. The proposed extension, projecting some 4.3m west from the cold store, would also be excavated at ground floor level, and would be characterised by a flat roof with parapet walls, with all external materials proposed to match the existing cold store.
- 1.4 In its entirety, the proposed dwelling would house one bedroom, a lounge/dining room, kitchen and two bathrooms at ground floor level, and one bedroom at first floor level. To the front of the dwelling a walled courtyard, measuring approximately 3.7m in length, would provide amenity space for future occupiers, in addition to bin and cycle storage areas. A fence, running the width of the site, would be erected to screen this courtyard area from the rear of 50 Barrington Road, with the proposed hard-surfaced car parking area comprising the

space in between. The pedestrian and vehicular access, to the north side of 50 Barrington Road, would remain as existing.

- 1.5 The proposal has been amended during the course of the application. It was initially proposed for the design of the dwelling to form an inverted 'L' shaped footprint. Due to amenity and overdevelopment concerns raised by the Case Officer this has been subsequently revised to a more square-shaped footprint, as detailed, reducing the overall size and front projection of the proposed dwelling.

DESCRIPTION OF THE SITE

- 1.6 The application site lies to the west of Barrington Road, at the northern end close to the junction with Depot Road. The road is one way from south to north. The frontage property on the wider site consists of a semi-detached late Victorian building that was previously a retail unit (butchers) which has subsequently been converted to residential use. To the rear yard of the site (now fenced off), within the site boundaries, is a derelict cold store, which was previously used for outside storage associated with the former butchers. It is the conversion of the cold store that is subject to this application.
- 1.7 The area surrounding the application site is predominantly residential in nature, and the site itself is surrounded on all boundaries by garden areas associated with neighbouring dwellings. These areas are predominantly screened from view at ground level by existing boundary treatments, which consist of full height brick walls at the northern and southern boundaries, in addition to the sides of the existing cold store, and high close boarded fencing at the western boundary. The rear of the existing cold store comprises the eastern boundary of the site. The neighbouring property, 48 Barrington Road, is an electrical repair shop. The site falls within the built-up area boundary of Horsham.
- 1.8 It is noted that several proposals for various redevelopments of the cold store have been previously approved, and refused, at the site. The most recent preceding application (application reference DC/17/1337), for the conversion of the cold store to a two storey, one bedroom dwelling, was approved in August 2017. As per condition 2 of this application, planning permission for this development remains extant until 08.08.2020.

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 (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

2.4 **Neighbourhood Plan**

Forest Neighbourhood Council is part of the unparished area of Horsham and, along with Denne Neighbourhood Council and Trafalgar Neighbourhood Council, forms part of the

designated Horsham Blueprint Business Neighbourhood Forum. There is currently no 'made' plan for this area.

2.5 Parish Design Statement

The Horsham Town Design Statement SPD (2008) identifies Barrington Road, Depot Road and Burford Road as Character Areas with impressive late Victorian villas and large long gardens on the south side of Depot Road. Materials used are generally slate or clay tile roofs with brickwork below and architectural detailing. Planning issues include the need to retain the continuity of basic design and features. Severe traffic and parking problems are noted in this area and particularly Barrington Road.

PLANNING HISTORY AND RELEVANT APPLICATIONS

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

HU/231/00	Conversion of cold store into 1 one bed house	Application Permitted on 20.11.2000
HU/353/01	Conversion of cold store into 1 x 2 bed house	Application Permitted on 13.11.2001
DC/05/0185	Conversion of former butchers shop to a 1 bed flat	Application Refused on 21.03.2005
DC/05/0195	Amendment to planning permissions HU/231/00 and HU/353/01 (conversion of cold store into 1 dwelling) including revisions to roof and alterations	Application Refused on 09.03.2005
DC/06/0914	Change of use of retail shop to residential flat	Application Permitted on 09.10.2006
DC/08/0913	Change of use from former butchers cold store to a 2-bed dwelling	Application Permitted on 07.11.2008
DC/10/0318	Demolition of butchers cold store and construction of 2 new flats (1 x 1-bed and 1 x 2-bed)	Application Refused on 20.04.2010
DC/10/2343	Conversion and alteration of a disused outbuilding to form two 1 bedroom flats on land at rear of 50 Barrington Road	Application Refused on 05.01.2011
DC/17/0130	Change of use and conversion from redundant butchers cold store to a two bedroom dwelling.	Application Refused on 21.04.2017
DC/17/1337	Proposed change of use and conversion from redundant butchers cold store to a one bedroom dwelling. (Amendments to previous application DC/17/0130).	Application Permitted on 08.08.2017

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.

3.2 **Forest Neighbourhood Council:** Objection.

There is insufficient space available at the site for the proposed extension. The planning permission that has already been approved (DC/17/1337) is the most that is acceptable considering the size of the site.

INTERNAL CONSULTATIONS

3.3 **HDC Environmental Health:** No Objection.

Provided the relevant conditions as on DC/17/1337 are also attached to this application.

OUTSIDE AGENCIES

3.4 **WSCC Highways:** No Objection.

The LHA does not consider that the proposal would have a severe detrimental impact on highway safety. The LPA may wish to consider the impact of overspill on-street parking nearby from an amenity perspective. A condition has also been advised for the provision of secure covered cycle storage.

3.5 **Southern Water:** Comment.

Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer. The Council's technical staff should also comment on the adequacy of the proposals to discharge surface water to the local watercourse.

PUBLIC CONSULTATIONS

3.6 13 letters of representation were received, from 9 different addresses, objecting to the proposal based on the following grounds:

- Detrimental impact on neighbouring amenity due to overlooking/loss of privacy, overshadowing and increased light and noise.
- Inadequate on-site parking likely to lead to further on-street parking.
- Access is too narrow and will displace existing off-street parking for 50 Barrington Road.
- Detrimental impact on the character and appearance of the surrounding area.
- Poor design.
- Overdevelopment of the site.
- Impact on existing boundary wall.
- Bin storage area to rear of no. 50 Barrington Road compromised.
- Proposal not compliant with nationally described space standards.
- The building is derelict and therefore may be a roost for bats.

3.7 2 letters of representation received, from the same address, which offered comments neither supporting nor objecting to the proposal. The comments made can be summarised as follows:

- Concerns over accessibility to the site and potential damage to boundary walls.
- Concerns over the displacement of existing off-street parking.
- Concerns over the feasibility and timeframe of the construction process.

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:
- The principle of development.
 - The character and appearance of the proposed dwelling.
 - The amenities of the occupiers of adjoining properties.
 - The highways impact of the proposal.

Principle of Development

- 6.2 The application site falls within the built-up area of Horsham and is within the three primary areas of growth (Horsham, Southwater and Billingshurst) as set out within the policy hierarchy of the Horsham District Planning Framework (HDPF). Planning permissions for several redevelopments of the cold store have been previously approved at the site, including the most recent application (DC/17/1337) for the conversion of the cold store to a one bedroom, two storey dwelling, for which planning permission remains extant. As such, the principle of residential use, including the conversion of the cold store into a two storey dwelling, has already been established. In principle, the proposed development is therefore considered to be acceptable, subject to assessment against all other relevant policy related criteria and satisfactory details, as listed below.

Character and Appearance

- 6.3 Policies 32 and 33 of the HDPF seek to promote development of high quality and inclusive design, ensuring that it is complementary of locally distinctive character and heritage, integrating with their surroundings. Additionally, Policy 33 of the HDPF also ensures that the scale, massing and appearance of the development is of a high standard of design and layout and, where relevant, relates sympathetically with the built surroundings.
- 6.4 The conversion of the cold store into a two storey dwelling, including the installation of a dormer window to the front elevation, roof lights and the necessary ground excavations, was approved under application DC/17/1337. As this aspect of the current proposal makes no significant further alterations to these approved designs, including maintaining a similar external material schedule and identical ridge height, it is considered that its acceptability in terms of character and appearance has already been established. The application must therefore be assessed in relation to the proposed extension, and whether its development would have a significantly detrimental impact upon the character and appearance of the proposed dwelling or, conversely, the surrounding built environment.
- 6.5 The proposed extension, matching the cold store in width, would project some 4.3m from the front wall of the cold store and measure approximately 3.05m in height – mitigated somewhat by the proposed 0.25m reduction in ground level. It would be characterised by a flat roof with parapet walls, with all external materials proposed to match the existing cold store.

- 6.6 Being of a greater depth than the existing cold store, on paper the proposed extension would constitute a visually prominent addition to the building, especially when viewing the proposed north and south (side) elevations. It is considered, however, that much of this visual bulk would be mitigated by the existing 2m high brick side boundary walls, which would be built upon to form the sides of the proposed extension (Note that the ownership of these walls is not a relevant consideration in the planning process). That is to say, that much of the side profile of the proposed extension already exists, as the extension would only increase the height of the existing boundary walls by approximately 0.85m. It is not considered that this increase would significantly alter the existing character or appearance of the site when viewed from surrounding perspectives. Additionally, it is considered that the flat roof, although not characteristic of the existing building or surrounding area, would be a satisfactory compromise that further reduces the bulk and overall scale of the proposed dwelling. The external materials of the extension, proposed to match the existing cold store, are also deemed to be acceptable. Taking into account all of the above, it is therefore considered, on balance, that the scale, massing and appearance of the building, whilst somewhat visually discordant in plan form, would not be significantly detrimental to the existing cold store.
- 6.7 Whilst not located in a conservation area, it is noted that the application site lies within the Depot Road (west), Barrington Road, and Burford Road Character Area, identified in the Horsham Town Design Statement SPD (2008) as an area with impressive Victorian residential architecture. The proposed development, by virtue of its design and appearance, would not be in keeping with this distinctive surrounding character. However, taking into account the location of the proposed dwelling, a backland plot set back a considerable distance from Barrington Road, and predominantly screened from public view, this is not considered to be of such substantial weight so as to warrant refusal of the application. Due to its siting, the proposed dwelling would not significantly alter the existing character and appearance of the surrounding built environment or be detrimental to its preservation.
- 6.8 Taking into account all of the above, namely the existing boundary treatments, low roof height, matching exterior materials, and backland siting of the development, it is considered that, overall, and on balance, the proposed extension would not have a significantly detrimental impact on the existing building or surrounding built environment, and is therefore considered to be acceptable in terms of design, appearance and character.

Impact on Neighbouring Amenity

- 6.9 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.10 The site of the proposed dwelling is surrounded on all boundaries by garden and amenity areas associated with neighbouring dwellings. These areas are predominantly screened from view at ground level by existing boundary treatments, which, as noted above, consist of 2m high brick walls at the northern and southern boundaries, in addition to the sides of the existing cold store, and high close boarded fencing at the western boundary. The rear of the existing cold store comprises the eastern boundary of the site. It is noted that several letters of objection have been received regarding the anticipated detrimental impact of the proposed dwelling on neighbouring amenities, specifically in terms of overlooking, overshadowing, and envisaged increases in light and noise.
- 6.11 The nearest residential property to the proposed dwelling is 50 Barrington Road, which, following amendments to the application, would be located approximately 10m to the west at the closest point. Under the previously approved application DC/17/1337, for the conversion of the cold store into a two storey dwelling, no amenity concerns relating to this property were raised. The principal of installing a front-facing dormer window to the cold store, which was included as part of the DC/17/1337 application, has therefore been previously established as

acceptable, and it is considered that, whilst the current proposal makes slight amendments to the positioning and design, the conclusions reached in relation to this aspect of the proposal remain valid. Furthermore, in terms of the windows to be installed as part of the proposed extension, whilst the separation distance between 50 Barrington Road and the proposed dwelling will be reduced, it is considered that the installation of a new close boarded fence, as indicated on the amended plans, would provide sufficient and effective screening at the ground floor level between the two properties, mitigating any perceived impacts of overlooking or loss of privacy.

- 6.12 In terms of neighbouring properties to the north and south, the proposed extension would rise approximately 0.85m above the existing height of both brick walls, which run the length of the application site. Considering the separation distances between these boundary walls (and therefore the sides of the extension) and surrounding neighbouring properties, in addition to the relatively modest increase in height, flat roof of the development, and lack of side windows, no detrimental impact on neighbouring amenity is anticipated. The south facing side window, proposed to be installed as part of the conversion of the cold store, has been prior approved under application DC/17/1337. It is recommended the condition requiring it to be obscurely glazed is carried forward from that application, mitigating against concerns regarding potential overlooking.
- 6.13 The proposed dwelling would have no effect on the rear boundary of the site, which already consists of the rear wall of the cold store. Whilst two roof windows are proposed to be installed to the rear roof, this will not result in downwards looking towards garden areas and its angle would not result in overlooking to habitable rooms of numbers 7 and 8 Burford Road. The proposal is therefore not considered to be contrary to the aims of Policy 33 of the HDPF in terms of neighbouring amenity.

Highways Impact

- 6.14 Policy 40 of the HDPF requires development to provide safe and suitable access for all. In addition, Policy 41 of the HDPF requires new development to be accompanied by adequate parking facilities.
- 6.15 The application proposes no change to the existing pedestrian and vehicular access, to the north side of 50 Barrington Road, which was deemed acceptable as part of application DC/17/1337. As the principle of the access (and by extension the displacement of existing off-street parking) has already been established, the potential highways impact of the proposal must be assessed in relation to the proposed extension, specifically regarding the increase in number of bedrooms and reduction in size of the car parking area.
- 6.16 Whilst the proposed extension would increase the number of bedrooms at the property from one to two, it is considered that, in light of what has already been deemed acceptable under previous applications and with no objections from the Local Highway Authority, the anticipated increase in parking provision would not be great enough to be significantly detrimental to the existing situation. The proposed off-street car parking area, whilst reduced in size, would also remain fit for purpose. Furthermore, while the representations regarding parking provision are noted, the site lies within a controlled parking zone (with permits required to park on the street) and a mechanism therefore exists to restrict street parking should the need arise.

Other Matters:

- 6.17 Two letters of objection were received with regards to the supposed inadequate ceiling height at first floor level. The submitted plans indicate that the proposed head height at first floor level within the proposed dwelling would range from 1.2m to 2.1m in height. With consideration to this in planning terms, this in itself is not considered sufficient reason to justify a refusal of this application, whilst it is also noted that this is not a reduction to what

has been permitted under the previous application DC/17/1337. Furthermore, it is anticipated that future occupiers/buyers will be aware of the first floor height restriction and future living conditions prior to occupation. The floorspace of the two bedrooms is also deemed adequate to meet the technical requirements of the nationally described space standard.

Conclusion

- 6.18 For the reasons outlined above in this report, the proposed development is not considered to be contrary to the relevant aims of the local planning policy framework and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

- 6.20 **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	70		70
Total Gain			
Total Demolition			

- 6.21 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

- 6.22 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 It is recommended that planning permission is granted 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.

- 4 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished ground and floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the HDPF.

- 5 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. The parking of vehicles of site operatives and visitors
- ii. Loading and unloading of plant and materials
- iii. Storage of plant and materials used in constructing the development
- iv. The erection and maintenance of security hoarding, where appropriate
- v. The provision of wheel washing facilities if necessary
- vi. Measure to control the emission of dust and dirt during construction
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby residential occupiers during construction and in accordance with Policy 33 of the HDPF.

- 6 **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 HDPF.

- 7 **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 have been submitted to and approved, in writing, by the Local Planning Authority:

- (a) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminant 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 an contamination to all receptors that may be affected, including those off site
- (c) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (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 HDPF.

- 8 **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).

- 9 **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 the external walls, windows and roofs of the approved extension has been submitted to and approved by the Local Planning Authority in writing. 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).

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

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

- 11 **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 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. 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).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These 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).

- 13 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences 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 boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policy 33 of the HDPF.

- 14 **Pre-Occupation Condition:** The building/extension hereby permitted shall not be occupied until the window(s) at south on Plan A.201 Rev A have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

- 15 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development 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 approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

- 16 **Regulatory Condition:** Access to the flat roof over the development hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **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).

- 18 **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(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 due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 19 **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/19/0700