



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 21<sup>st</sup> July 2020

**DEVELOPMENT:** Conversion of existing barns to form tourism accommodation

**SITE:** Rushmear House Sandy Lane Henfield West Sussex BN5 9UX

**WARD:** Henfield

**APPLICATION:** DC/20/0743

**APPLICANT:** **Name:** Mr and Mrs Warren **Address:** Rushmear House, Sandy Lane Henfield BN5 9UX

**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**

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks planning permission to convert the existing barns within the curtilage of 'Rushmear House' to form a single three bedroomed holiday let. The unit would contain a kitchen/ diner, living room, WC/utility room and two bathrooms, and be accessed via the existing courtyard. The proposal includes the retention and conversion of the two largest barns and the demolition of a nearby smaller store building. A section of each of the two barns is proposed to be removed and the volume of these and the demolished store re-located to form a link between the two main structures linking the main living and sleeping areas. The rearmost part of the western barn is to have a pitched roof added to match its eastern part.
- 1.2 The existing barns are single storey and of timber construction with shallow pitched roofs (4.6 metres to the ridge) formed of red/ brown corrugated metal. The horizontal timber weatherboard cladding will be replaced and extended to cover the existing exposed masonry, to match the existing, and new timber framed windows and doors will be inserted to all elevations. The proposal would utilise the existing access from Sandy Lane and dedicated parking to the courtyard.

## DESCRIPTION OF THE SITE

- 1.3 The application site is located on the western side of Sandy Lane (PROW 2564), approximately 175 metres south of the defined built-up area boundary of Henfield. The site previously formed part of Rushmead Nursery and contains two barns, a store room and ancillary areas. The two barns are set around a courtyard hard surfaced area and the store is set within the wider grassed area to the south. The land slopes down from east to west, with the site separated by hedging and close-boarded fencing. The neighbouring residential dwellings are positioned to the north and south of the application site, in a sporadic nature. The main dwelling of Rushmead House sits immediately to the south of the barns and is a timber clad bungalow set within a large plot. Sandy Lane is a single track lane lined on either side by trees and hedgerows. Within the local landscape there are numerous Public Rights of Way including along Sandy Lane from north to south where it joins a wider network of Public Rights of Way. The Downslink is 120m to the west.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

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

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

#### **Horsham District Planning Framework (HDPF 2015)**

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 7 - Strategic Policy: Economic Growth
- Policy 9 - Employment Development
- Policy 10 - Rural Economic Development
- Policy 11 - Tourism and Cultural Facilities
- 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 40 - Sustainable Transport
- Policy 41 - Parking

Supplementary Planning Guidance:

### RELEVANT NEIGHBOURHOOD PLAN

The draft Henfield Neighbourhood Plan has passed through public examination however in line with government guidance its referendum has been suspended until May 2021 at the earliest. As a post-examination plan it carries weight in decision making. The relevant policies are:

- Policy 1- A spatial plan for the Parish
- Policy 7- Car parking
- Policy 8- Broadband
- Policy 12- Design
- Policy 13- Transport and access

## OTHER RELEVANT DOCUMENTS

Horsham District Hotel and Visitor Accommodation Study July 2016

Horsham District Council Visitor Economy Strategy 2018 - 2023

## PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/18/1866	Demolition of existing stables, storage buildings and garages and erection of a 4 bed dwelling with 3 bay garage and drive.	Application Refused on 26.10.2018
DC/15/2597	Erection of a detached three bed dwelling	Application Refused on 31.03.2016
DC/12/1139	Demolition of existing concrete garage and build new car port and storage building	Application Permitted on 26.07.2012
DC/12/0706	Demolition of existing concrete garage and build new garage and storage area attached to existing workshop (Certificate of Lawful Development - Proposed)	Application Refused on 31.05.2012

### 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 Environmental Health: No Objection

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in the building, made ground, yards and hard standings. A Preliminary Environmental Risk Assessment prepared by a competent person, including a site walkover, should be provided.

Layout safety issues can be resolved via the Building Regulations.

#### OUTSIDE AGENCIES

### 3.3 WSCC Highways: No Objection

The existing access benefits from adequate visibility splays (2.4 x 43 metres). There is no evidence to suggest that the existing access is currently operating unsafely. 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.

The hardstanding area appears to be able to accommodate any potential parking demand produced by the proposed use. The applicant has proposed a nil cycle provision, if deemed justifiable then the applicant should show this in the form of lockable covered storage.

3.4 **Southern Water:** No Objection

There are no public foul and surface water sewers in the area to serve the development. The applicant is advised to examine alternative means of foul and surface water disposal. The Environment Agency should be consulted directly regarding use of private wastewater works or septic tank.

PUBLIC CONSULTATIONS

3.5 **Henfield Parish Council:** No Objection subject to a 28 day occupancy rule and the building remaining ancillary to the main dwelling

3.6 25 letters of objection were received from 19 households. The nature of the objections are based on the following:

- Outside of the Built-Up-Area Boundary
- Over-development
- Increased traffic
- Narrow access to the site
- Not compliant with the Neighbourhood Plan
- Not compliant with the HDPF
- Brings no benefits to Henfield
- No need for the accommodation
- Cumulative impact of development in the rural area/ creeping urbanisation.

3.7 13 letters of support were received from 12 households. The nature of the letters of support are based on the following:

- Close to the Downs Link and other rural attractions
- Positive addition for the economy of the village- customers in shops/ pubs/ taxis.
- Creation of local jobs
- Should encourage tourism in and around Henfield
- In keeping with the surrounding area
- Limited alternative tourist accommodation on offer
- Will bring visual improvements to the currently run-down site

**4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

**5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

**6. PLANNING ASSESSMENTS**

Principle of Development

6.1 Policy 7 of the Horsham District Planning Framework (HDPF) states that sustainable employment development in Horsham District will be achieved by promotion of the District as an attractive place to stay and visit to increase the value of the tourism economy.

- 6.2 Policy 11 of the HDPF outlines that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location, and should increase the range or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which: reinforce the local distinctiveness and improve existing facilities; focuses major tourism and cultural facilities in Horsham Town Centre; seek to ensure that facilities are available within the towns and villages in the District and are in keeping with their relationship with the urban area and countryside around them; develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside; and do not result in the loss of a cultural resource.
- 6.3 In addition, Policy 10 of the HDPF supports sustainable rural economic development and enterprise within the District which maintain the quality and character of the area, whilst sustaining its varied and productive social and economic activity. The policy requires development to contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside. Amongst other matters, the policy suggests that such development should be contained wherever possible within suitably located buildings which are appropriate for conversion. The policy concludes that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.
- 6.4 In this instance the application falls outside of the existing Built-Up Area and lies within the Countryside. Policy 26 of the Horsham District Planning Framework (2015) would be relevant and requires development outside the Built-Up Area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:
1. Support the needs of agriculture or forestry;
  2. Enable the extraction of minerals or the disposal of waste;
  3. Provide for quiet informal recreational use; or
  4. Enable the sustainable development of rural areas.
- 6.5 Furthermore, this policy requires that development be of a scale that is appropriate to its countryside character and location and should not lead either individually or cumulatively to a significant increase in the overall level of activity in the countryside and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area.
- 6.6 Paragraph 83 of the NPPF states that planning decisions should enable: the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure development which respect the character of the countryside; and the retention and development of accessible local services and community facilities.
- 6.7 Paragraph 84 of the NPPF continues that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land,

and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 6.8 The Framework does not impose a blanket restriction on development outside defined settlements. The site is located in close proximity to existing dwellings and is not isolated and so the countryside location does not conflict with paragraph 79 of the Framework. Thus, whilst the site is outside the settlement boundary, this in itself does not mean that the site is in an unsustainable location. The site is located only a short distance (a 4 minute walk) from Henfield Village centre that provides day-to-day amenities including Public Houses, a Post Office and shops. The site has excellent connections with the Public Rights of Way for walking and cycling- contributing to the promotion of healthy lifestyles and a limited dependency on private motor vehicles once in the area.
- 6.9 As the proposed development would contribute to the sustainable development of this rural area, through the patronage for the local shops/ public houses and taxi firms, and provide for a facility which there is an identified need for, as set out in the Councils Tourism study 2016- and as the modest scale of the development would not be expected to have a significant increase in the overall level of activity in the countryside, there is considered to be no harmful conflict with Policy 26 of the HDPF. This is different to the previously refused schemes on the site, where the proposal included the demolition of the existing outbuildings and the erection of a 4 bed dwelling, that was considered to be an overdevelopment of the site, and inappropriate on this countryside location.
- 6.10 The Council aims to take a pro-active stance to encourage local tourism within the District and the proposal would make a modest contribution toward the provision of visitor accommodation within the District. There is likely to be a demand for this type of accommodation in this location. One of the recommendations of the Councils Visitor Study is to improve the provision of high quality and small holiday lodges. The proximity of the site to the footpath network may create a demand for the accommodation from tourists and the location in the South of the District would appeal to visitors of the South Downs National Park. The Hotel and Visitor Accommodation Study 2016 specifically identified opportunities for additional holiday lodges and cottages, particularly those along the South Downs Way that the South Downs National Park may not be able to provide. It is considered that the proposal would align with Policy 11, subject to an appropriate condition to restrict holiday-use only.
- 6.11 In policy terms it is considered that the principle of the proposal can be supported. The accommodation would make use of existing buildings, providing for quiet informal recreational use while enabling a low-key form of sustainable development of the rural area. The site is very well located for access to the Downs Link, South Downs National Park and Henfield village and the shops and pubs that it has to offer. The nature of the conversion works and proposed use coupled with the scale of the accommodation would not be expected to result in a significant increase in the level of activity in the countryside. The site has established vehicular access and ample parking area. For the reasons outlined the proposal is considered to accord with Policies 7, 10, 11 and 26 of the HDPF.

## **Design and Appearance**

- 6.12 HDPF policy 25 requires development to protect, conserve and enhance the landscape and townscape characters across the District, taking account of settlement characteristics and settlement separation. Policy 32 of the HDPF requires new development to 'Complement locally distinctive characters and heritage of the district' and 'Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings'. Policy 33 requires developments to relate sympathetically with the built surroundings.

- 6.13 Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.14 The proposal would involve the retention and conversion of the two barns and the demolition of the store building. A section of each of the barns is proposed to be removed and the volume of these and the demolished store re-located to form a link between the two main structures linking the main living and sleeping areas. The existing barns are single storey and of timber construction with shallow pitched roofs (4.6 metres to the ridge) formed of red/brown corrugated metal. The horizontal timber weatherboard cladding will be replaced and extended to cover the existing exposed masonry, to match the existing, and new timber framed windows and doors will be inserted to all elevations. This will include new bi-fold doors to the western elevation and timber-framed casement windows.
- 6.15 In 2018 an application for the demolition of the outbuildings and the erection of a 4 bedroomed dwelling was refused, and later dismissed at appeal. This proposal was not seen to be essential to the countryside location (reason for refusal 1) and suburban in character and form leading to further urbanisation of the site to the detriment of the semi-rural nature of the countryside location (reason for refusal 2). It is considered that this proposal overcomes both of these reasons firstly because this holiday-let proposal is considered to constitute sustainable development that will provide for quiet informal recreational use, and there is a need for this type of accommodation in the District, and secondly because this proposal provides a sympathetic conversion of two existing outbuildings rather than the erection of an 'out of character' new dwelling.
- 6.16 There is not considered to be a resulting change in character arising from the conversion of the barns and any associated use as a holiday let. The existing barns would remain visible in terms of the public realm, as there is a public Right of Way which runs to the north and east of the site boundary. However, the proposal would result in only minor changes to the exterior of the building that would improve their appearance, none of which would significantly alter the relationship between the building and wider surroundings. On this basis there is no conflict with the above policies, including draft policy 12 of the Henfield Neighbourhood Plan.
- 6.17 This proposal is not considered to be 'overdevelopment' of the site. The proposed alterations are considered to be minimal additions to the structure as it currently appears. The building therefore retains its existing relationship to the host dwelling and other buildings, resulting in limited interventions in the wider rural landscape. It is suggested that the landscaping and parking details should be subject to an appropriate condition in the event of approval being granted.

### **Impact on neighbour amenity**

- 6.18 Policy 33 of the HDPF (2015) states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.19 The two nearest properties to the proposed holiday let, excluding the host dwelling, would be 'Rushmead Nursery', 'Five Oaks' and 'Pinelands'. Rushmead Nursery is approximately 15 metres from the entrance to the proposed holiday let, Pinelands is situated approximately 40 metres from the rear of Barn 1, and Five Oaks is around 36 metres from the site boundary. The proposed holiday use would therefore be sufficiently distanced from neighbouring

properties, so as to not lead to any adverse impact on amenities, and is not considered to result in overlooking, loss of light or loss of privacy to the neighbouring properties.

- 6.20 The impact arising from a transient nature of 'resident' for brief periods during the year, would not adversely impact on the neighbouring amenities, again, owing to the siting and distances involved. It is noted that the site would remain linked to the host dwelling, and this can be secured through condition, which would ensure that there is on-site management for maintenance and change-over times between guests. There can also be a planning condition in relation to external lighting. It is noted that no objection has been received from any of the nearest property, and Pinelands have commented that they support this application and see the proposal as an improvement to the existing.

## **Highways Impact**

- 6.21 Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.
- 6.22 This application seeks to utilise the existing access into the site with the area of hardstanding used for turning and parking. It is considered that the proposed parking area would provide sufficient parking for the holiday let, and use of the existing access is not considered to result in harm to the function or safety of the highway network. A condition is recommended requiring the applicant to submit further layout details in relation to car and cycle parking.
- 6.23 Concern has been raised by some Henfield residents over the narrow nature of the road. However this change of use is not considered to generate a high trip rate and would not be anticipated to largely increase the existing trip generation of the site. The Local Highways Authority is satisfied that the holiday let would not have an unacceptable impact on the operation of the highways network or generate any highways safety concerns. The proposal is therefore considered to be in accordance with the requirements of Policy 40 of the HDPF.

## **Climate Change**

- 6.24 Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions mitigate the impact of development on climate change. The proposed development includes the following measures to address climate change:
- Sustainable thermal insulation techniques
  - Direct and natural lighting and ventilation to all rooms
  - Provision of refuse and recycling
  - Immediate access to pedestrian and cycle links
- 6.25 In addition to these measures conditions are attached to secure the following:
- Water consumption limited to 110litres per person per day
  - Refuse and recycling storage
  - Biodiversity enhancement
  - Cycle parking facilities

- 6.26 Subject to these conditions the application will suitably mitigate its impact on climate change in accordance with local and national policy.

## Conclusions

- 6.27 In conclusion, the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and against Local Policies set out within the Horsham District Planning Framework (2015).
- 6.28 The proposed conversion and linking of the two barns to provide a 3-bed holiday let is considered to provide for quiet and informal recreation that allows and promotes recreation in and enjoyment of the countryside. The holiday let will bring tourists to an area well served by public footpaths and with easy access to nearby Henfield, where a small economic benefit will be felt. The existing buildings are considered to be of a scale that would be appropriate for conversion, with the small additions to achieve an appropriate layout, and of an appearance that would relate sympathetically to the rural landscape character of the area. The proposal is not considered to raise any material effect on the amenities of neighbouring properties, or to the host dwelling Rushmead House, which would be conveniently located next door to provide the servicing needs of the holiday let. In this instance, approval is recommended subject to the conditions set out.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

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	200.5	203.6	3.1
		<b>Total Gain</b>	<b>0</b>
		<b>Total Demolition</b>	<b>24.5</b>

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

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

## 7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions –

### Conditions:

- 1 Plans list
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

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

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

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

- 4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:

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

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

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

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

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

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

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

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

- 6 **Pre-Occupation Condition:** The development shall not be brought into use until details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority, including forecourt layout and surfacing materials, new boundary fencing and gate details, and external lighting. All such works as may be approved shall then be fully implemented in the first planting season, following commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development and in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No use of the holiday let hereby permitted shall be commenced unless and until provision for the storage of refuse/recycling has been made for the holiday let in accordance with details that have been 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).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of the holiday let hereby permitted, the parking, turning and access facilities necessary to serve the holiday let shall have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **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. The holiday let shall not be occupied until the approved cycle parking facilities 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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of the holiday let, 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 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on drawing no. B-PR02 received 16 April 2020 unless detail of alternative materials have been submitted to and approved in writing by the Local Planning Authority prior to external works commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:  
i) The accommodation shall be occupied for holiday and short-term let purposes only;  
ii) The accommodation shall not be occupied as a person's sole, or main place of residence;  
iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;  
iv) The accommodation shall at all times be managed and supervised by Rushmead House;  
v) The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short term holiday tourist accommodation in accordance with Policies 10, 11 and 26 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, C, D or E of Part 1 of Schedule 2 of the Order shall take place to the holiday let accommodation hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to preserve the historic character of the site in accordance with Policies 33 and 34 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/20/0743