



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 4<sup>th</sup> August 2020

**DEVELOPMENT:** Demolition existing residential accommodation and barn. Erection of 1No. dwelling.

**SITE:** Warnham Lodge Farm Mayes Lane Warnham Horsham West Sussex RH12 3SG

**WARD:** Itchingfield, Slinfold and Warnham

**APPLICATION:** DC/20/0667

**APPLICANT:** **Name:** Mr and Mrs R Pavey **Address:** Warnham Lodge Farm Mayes Lane Warnham Horsham West Sussex RH12 3SG

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

**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 demolition of an existing residential annexe to Warnham Lodge Farm, a double height barn with single storey addition (which benefits from prior approval for conversion to a single dwelling) and a store, and the erection of a two storey dwelling. The proposed dwelling would have 5 bedrooms and a gross internal floor area of 443.6sqm.
- 1.3 The proposed dwelling would comprise a border oak design in a traditional rural design with brick walling at ground floor level, and oak framing above. The roof would consist of play clay tiles. Other materials would include three courses of roof tiles to window heads and the addition of an Oak door with arched head.
- 1.4 A detached triple garage with store above, accessed by an external staircase, is proposed to the south east of the proposed dwelling. The garage will be clad with timber and has been designed to match the main dwelling house in scale, form, design and materials.
- 1.5 The development proposals would utilise the existing, separate access from Northlands Road to the south. A permeable gravel turning area is proposed as part of the development.

## DESCRIPTION OF THE SITE

- 1.6 The application site (approx. 0.49 ha) is located to the south of main Warnham Lodge Farm house, located within the wider historic Warnham Lodge complex. The application site is not located within any defined built up area and is therefore considered to be situated within the countryside. The application is located 1.4km north of Warnham and 3.1km south west of Kingsfold. The application site is not a listed building and is not located within a conservation area. The site is accessed via an existing access track which runs from south to north from Northlands Road. It is noted that the site slopes down from the north towards the south and 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:

#### 2.2 National Planning Policy Framework

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

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 27 - Settlement Coalescence
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- 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

#### Supplementary Planning Guidance:

- 2.4 Warnham Parish Design Statement 2007

### RELEVANT NEIGHBOURHOOD PLAN

- 2.5 Warnham Neighbourhood Development Plan – 26 June 2019

### 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/04/2141	Retention of new feed store and provision of new access	Application Refused on 24.11.2004
DC/05/0036	Erection of stable block	Application Permitted on 03.03.2005

DC/05/0358	Conversion of barn to ancillary accommodation	Application Permitted on 26.09.2005
DC/08/0026	Permission for the removal of conditions 3, 4 and 5 of planning permission DC/05/0358, which relate to occupation as staff accommodation or purposes ancillary to the occupation and enjoyment of Warnham Lodge Farm and not used as a separate unit of accommodation as well as parking of vehicles on site and vehicular access.	Application Refused on 13.03.2008
DC/17/2591	Prior approval for a proposed change of use of an agricultural building and land within its curtilage to a single residential dwelling falling within class C3 with associated building operations	Prior Approval Required and PERMITTED on 22.01.2018

### 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, subject to conditions
- 3.3 **Ecology:** No Objection subject to conditions
- 3.4 **HDC Tree Officer:** No objection

#### OUTSIDE AGENCIES

- 3.5 **WSCC Highways:** No Objection subject to conditions. 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.

#### PARISH COUNCIL

- 3.6 Warnham Parish Council – No objection

#### PUBLIC CONSULTATIONS

- 3.7 None received

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

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

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

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

## 6. PLANNING ASSESSMENTS

6.1 The main considerations material to this application relate to:

- The principle of development
- The impact on the visual amenities of the countryside
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area
- The quality of the resulting residential environment for future occupiers

### **Principle of Development:**

- 6.2 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan-making and decision-taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 6.3 Policy 3 of the HDPF seeks to locate appropriate development, including infilling, redevelopment and conversion within built-up area boundaries, with a focus on brownfield land. Policy 4 of the HDPF relates to settlement expansion and is clear at Section 4.1 that where development lies outside the settlement boundary it will only be supported where the site is allocated within a Local Plan or Neighbourhood Development Plan. Policy supports development in the countryside only where such development is essential to its countryside location.
- 6.4 The site is not allocated for development under the provisions of the Horsham District Planning Framework 2015 (HDPF) or a Neighbourhood Plan, nor is it essential to a countryside location. As such the introduction of new residential development on the site would be considered as contrary to the strategic approach to housing across the District, with significant conflict with Policies 3, 4 and 26 of the HDPF, and thus would represent a departure from established countryside protection policies.
- 6.5 It is however recognised that the permission granted under the prior approval application granted under DC/17/2591 represents a viable and realistic fall-back position for the applicant and that a dwelling can be implemented on the site even in the event that this application were not successful. This is a material consideration in the determination of this current planning application. The presence of a prior approval for a dwelling, which could still be implemented, represents a viable and realistic fall-back position were the current application to be refused. A refusal of the current application would not therefore prevent the introduction of additional residential units on the site, with this current application proposing a single dwelling as did the earlier prior approval.
- 6.6 It is therefore considered, subject to detailed considerations, that refusal of the application on the basis of the conflict with policies 3, 4 and 26 of the HDPF would not be warranted and would not prevent a dwellinghouse from being created on the site. On this basis the principle of development is considered acceptable, subject to detailed considerations as set out below.

### Design and Appearance

- 6.7 Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the district and ensure that it will; complement locally distinctive characters and heritage, contribute to both the buildings and spaces and integrate well with their

surroundings, is locally distinctive in character and respects the character of the surrounding area.

- 6.8 The proposed dwelling would have a similar footprint to the buildings to be demolished and it is not considered that the size of the dwelling and garage would be disproportionate to the existing buildings on the site. The proposal represents an improvement in design on the alternative arrangement which comprises the single storey annex and conversion of the barn under the Prior Approval consent. Conditions can be used to control the appearance of the building, site and its landscaping such that the resultant development would have an improved impact on the rural character of the site and wider area than the fall-back option.
- 6.9 The proposed dwelling would be relatively well screened by the existing levels of landscape screening which would reduce the visual prominence of the new dwelling which would be relatively well concealed from public views, albeit that the deciduous nature of the trees would render the dwelling more visible during winter months. Some views of the site would be seen from Northlands Road, however, some form of domestic built form would likely be visible if the existing consent for conversion of the barn that benefits from the Class Q Prior Approval consent were implemented. The proposed dwelling is considered to be of a high quality design and appropriate in terms of its scale that sits comfortably within its site and is not an overly prominent feature in the landscape. In this respect, the development proposals is considered to accord with Policies 32 and 33 of the HDPF

#### Heritage

- 6.10 It is noted that 'Sands' a residential property to the south on the opposite side of Northlands Road, is a Grade II\* listed building. However, given the separation distance, topography and existing landscaping, between the application site and the listed building it is not considered that the proposed development would have any impact on the setting of this listed building.

#### Impact on neighbouring amenity

- 6.11 Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the district and ensures that it will complement locally distinctive characters and heritage and 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, is locally distinctive in character, respects the character of the surrounding area, and uses high standards of building materials, and finishes.
- 6.12 The nearest dwelling to the application site is Warnham Lodge Farm, approximately 90m north of the application site but located within the boundaries of the wider site. It is not considered that the proposed dwelling would result in any adverse or appreciable harm to private amenities given the distance from Warnham Lodge Farm. The applicant's currently live in Warnham Lodge Farm, and as such they have been mindful of the relationship between the existing and new dwellings in order to preserve private amenity.
- 6.13 In this respect, the development proposals is considered to accord with Policies 32 and 33 of the HDPF

## Highways

- 6.14 Policies 40 and 41 of the HDPF states that development should provide a safe and adequate access, suitable for all users.
- 6.15 The proposed residential dwelling would not result in any greater amount of vehicle trips over the existing agricultural use, and the dwelling is not anticipated to result in a material intensification of use onto Mayes Lane.
- 6.16 The application form states that 5 parking spaces are proposed to serve the new dwelling, 3 of these will be within the proposed garage. The WSCC Car Parking Demand Calculator would expect at least 3 spaces to be provided for 4+dwelling in this location. The proposed garage measures circa 8.85 x 6 m (3rd bay is obstructed by the proposed w.c). It should be noted that under the revised WSCC Car Parking Standards any garage that has the minimum requirements of 6 x 6m, as outlined in Manual for Streets (MfS) counts as one parking space towards the proposed parking provision. Nevertheless, the LHA is satisfied that the remaining spaces can be accommodated onsite. The driveway appears to be of sufficient size to allow vehicles to turn and egress in forward gear onto Mayes Lane.
- 6.17 The current West Sussex Parking Standards (2109) require that all new residential developments provide 28% of parking spaces with active electric vehicle (EV) charging points. Due to the small scale nature of this proposal, this equates to one space which is to be secured by condition.
- 6.18 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. In this respect, the development proposals is considered to accord with policy 41 of the HDPF

## Ecology:

- 6.19 The Councils Ecology Consultants have been consulted and they have advised that having reviewed the Preliminary Ecological Appraisal (John Wenman Ecological Consultancy, February 2020) and the Bat Emergence Survey and Mitigation Strategy (John Wenman Ecological Consultancy, February 2020) supplied by the applicant, relating to the likely impacts of development on protected & Priority habitats and species, particularly bats and identification of outline mitigation and that they are satisfied that there is sufficient ecological information available to allow determination of the application.
- 6.20 It is advised that the above assessments should be secured and implemented in full. These include the protection of the native species-rich hedgerow along the eastern survey site boundary and the scattered mature broadleaved trees (SBW1 and SBW2) which should be protected during construction to provide continued suitable habitat for protected and notable species such as bats, nesting birds, amphibians and reptiles, in line with the recommendations set out in the report. Further survey is required to confirm the status of the roost(s) within the converted barn, and to determine if any other roosts are present. This is necessary to conserve and enhance Protected and Priority Species particularly bats. As mentioned in these reports, a European Protected Species licence will be required for the works to proceed.
- 6.21 In terms of biodiversity net gain, the enhancements proposed will contribute to this aim. Subject to the imposition of conditions to secure the above, there are no objections raised. In this respect, the development proposals is considered to accord with Policy 31 of the HDPF.

### Trees and Landscaping:

- 6.22 The proposals involve the loss of 3 Norway Spruce Trees near to the eastern corner of the proposed garage (identified as group G5 on the Tree Protection Plan (Appendix A - Rev B March 2020) but they are of little amenity value and are not subject to any TPO's therefore there are no objections raised from the Council's tree officer. In this respect, the development proposals is considered to accord with policy 33 of the HDPF

### Climate Change:

- 6.23 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 seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Air source heat pump

- 6.24 In addition to these measures conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement
- Cycle parking facilities

- 6.25 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

### Conclusions

- 6.26 The proposal provides for a similar overall footprint to the barn and annexe accommodation to be demolished, and is of a suitable design superior to the outcome that the alternative fall-back prior approval consent would provide for. On this basis the proposed development is considered to be acceptable as a departure from the established countryside protection policies within the HDPF. The proposal is appropriate with respect to potential impact on residential amenity and highway safety. In this respect, the development proposals is recommended for approval subject to the conditions as listed below.

## **7. RECOMMENDATIONS**

- 7.1 To approve planning permission subject to the following conditions:

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

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

3 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention in the Arboricultural Impact Assessment/Method Statement (Ref: jwmb/rpt1/wlf/AIAAMS, 28th February 2020) shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 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 Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground 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 the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** The following works to demolish the building shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998 and Policy 31 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 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).

- 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:** A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 10 **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
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting (including biodiversity bat sensitive lighting scheme with provision of appropriate lighting contour plans, Isolux drawings and technical specifications)

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. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme.

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 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

- 11 **Post-Occupation Condition:** Upon the occupation of the building hereby permitted the existing building(s) indicated on plan D1826.1i shall cease to be used for any purpose whatsoever and within a period of 1 month thereafter such existing

building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

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

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

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

- 13 **Pre-Occupation Condition:** 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).

- 14 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan D1826.1i and shall be thereafter 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).

- 15 **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).

- 16 **Pre-Occupation Condition:** No dwelling shall be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 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).

- 19 **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (John Wenman Ecological Consultancy, February 2020) and the Bat Emergence Survey and Mitigation Strategy (John Wenman Ecological Consultancy, February 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework.

- 20 **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, or F Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage 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 size of dwelling and location within rural setting in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/20/0667  
DC/17/2591