



**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 18 August 2020

**DEVELOPMENT:** Change of use of redundant agricultural barn to class C3 dwellinghouse and erection of an attached single storey side extension.

**SITE:** Northlands Barn Northlands Lane Storrington West Sussex

**WARD:** West Chiltington, Thakeham and Ashington

**APPLICATION:** DC/19/2331

**APPLICANT:** **Name:** Wates Developments Limited Jeremy Farrelly **Address:** C/O Agent

**REASON FOR INCLUSION ON THE AGENDA:** This application has been called to committee at the discretion of the Head of Development.

**RECOMMENDATION:** To grant planning permission subject to appropriate conditions

**1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application.

DESCRIPTION OF THE SITE

1.2 This application pertains to Northlands Barn, a stone and brick built barn situated to the east of Northlands Lane. The barn was formerly constituent of a complex of three agricultural buildings (as detailed on the historic Ordnance Survey record), with the remains of other barns still evident on the site. As described in the supporting documentation to this application, Northlands Barn was fire-damaged in the late 20<sup>th</sup> century, resulting in the loss of the historic roof structure. A mono-pitched corrugated roof was subsequently introduced to secure the structure from the elements, which remains in situ.

1.3 The site is located beyond the defined built-up area of Storrington, found ~270m to the south, with no existing development in the immediate vicinity of the site. East Wantley Cottage, the closest existing residential unit, is found ~170m south of the existing barn. The site is not affected by any statutory flood risk, environmental, ecological or heritage designations.

DESCRIPTION OF THE APPLICATION

1.4 Planning permission is sought in respect of the conversion and extension of Northlands Barn to form a single market dwelling. The proposal would see a slight reduction in the height of stonework at the eastern extent of the barn in order to accommodate a dual-pitched roof above the existing stonework. Stonework walls at the northern and southern faces of the barn would be extended vertically in order to form the gable ends of the new dwelling, with

the proposed adaptations to the existing barn representing an ~1.9m increase in height relative to the position of existing stonework at the eastern face of the barn.

- 1.5 A 'linked' extension to the main barn would, further, be introduced at 13m in length and 4.9m in depth, as the reinstatement of a former agricultural building of comparable dimensions in this position.

## **2. INTRODUCTION**

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT PLANNING POLICIES

- 2.2 **National Planning Policy Framework (NPPF 2019)**

- 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 7 - Strategic Policy: Economic Growth  
Policy 10 - Rural Economic Development  
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 31 - Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 33 - Development Principles  
Policy 34 - Cultural and Heritage Assets  
Policy 35 - Strategic Policy: Climate Change  
Policy 36 - Strategic Policy: Appropriate Energy Use  
Policy 37 - Sustainable Construction  
Policy 38 - Strategic Policy: Flooding  
Policy 39 - Strategic Policy: Infrastructure Provision  
Policy 40 - Sustainable Transport  
Policy 41 - Parking  
Policy 42 - Strategic Policy: Inclusive Communities

- 2.4 **Thakeham Parish Neighbourhood Plan (TNP 2017):**

Policy 1 – A Spatial Plan for the Parish  
Policy 6 – Design  
Policy 9 – Development in the Countryside  
Policy 10 – Green Infrastructure and Valued Landscapes

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 The most recent and relevant planning history relating to the site is as follows:
- |            |  |                                     |
|------------|--|-------------------------------------|
| DC/04/2156 | Temporary stationing of mobile home for Northlands West Wantley Farm | Withdrawn Application on 26.11.2004 |
| DC/04/2163 | Erection of livery stables at Northlands, West Wantley Farm          | Withdrawn Application on 26.11.2004 |

### 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 – Design and Conservation:** Support:-
- 3.3 The Council’s Design and Conservation Officer identified that Northlands Barn features on the late 19<sup>th</sup> and early 20<sup>th</sup> century Ordnance Survey records as an ‘outfarm’, being a farm-complex detached from the farmhouse. The Officer considered that Northlands Barn constitutes a non-designated heritage asset, with outfarms deemed vulnerable to loss/deterioration as farming practices evolved in the 20<sup>th</sup> century.
- 3.4 The Officer indicated support for a repair and conversion of the Barn in a manner that would ensure the agricultural character of the building was not significantly diluted. Further detail in respect of the treatment of existing historic fabric, in the form of a structural survey, was recommended.
- 3.5 It was considered that the proposed design would remain recognisable as a historic barn converted to residential use. The omission of dormers, and minimisation of rooflights, was recommended, while some benefit in retaining a full-height space was considered. The external spatial arrangement of the barn should be designed so as to avoid a strong perception of domesticity, with the removal of permitted development rights recommended to control the introduction of external structures in the future.
- 3.6 **HDC – Environmental Health:** Condition recommended in respect of the treatment of unsuspected contamination, construction site layout and management and external lighting.
- 3.7 **HDC – Drainage:** No objection to proposed drainage strategy, subject to a condition designed to secure full details of foul and surface water drainage.
- 3.8 **WSCC – Highways:** No objection. The Local Highways Authority (LHA) considered that the proposal would not unacceptably impact on highway safety or operation, with sufficient parking and turning facilities provided within the application site.
- 3.9 **Place Services – Ecology:** No objection. The Council’s consultant ecologists sought to raise no objection to the proposal on the grounds of the submitted ecological assessments, subject to conditions securing the delivery of biodiversity enhancements and a wildlife sensitive lighting scheme

## PUBLIC CONSULTATIONS

- 3.10 **Thakeham Parish Council:** Objection, on the grounds of conflict with Policies 1 and 9 of the Thakeham Neighbourhood Plan. Proposal considered to result in the creation of an isolated dwelling, unsustainably located relative to services and amenities, also constituting a significant increase in height, substantial and inappropriate reconstruction distant from its 'home farm'.
- 3.11 **Storrington Parish Council:** Objection. On the grounds of the inadequacy of a poorly maintained access prone to flooding, the isolation of the Barn and conflict with policy 26 of the Horsham District Planning Framework.
- 3.12 No letters of representation were received in connection with the proposal.

## 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 1 of the Horsham District Planning Framework (HDPF) provides that the Council will work proactively with applicants to achieve development that secures socio-economic and environmental benefits. Reflecting the presumption in favour of sustainable development contained within the NPPF the Council will grant permission for development that accords with the relevant policies of the development plan, unless material considerations indicate otherwise.
- 6.2 Policies 3 and 4 of the HDPF outline the spatial strategy and hierarchy approach of the development plan. This strategy seeks to concentrate development within defined built-up areas and around the key settlements of the District, promoting a planned approach to settlement expansion to satisfy unmet local needs through Development Plan allocation.
- 6.3 Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. Outside of a built-up area boundary any proposal must be essential to its countryside location, and in addition support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Development must protect the landscape quality of its setting and avoid an individual or cumulative significant increase in activity in the countryside. Policy 1 of the Thakeham Neighbourhood Plan (TNP) (2017), further, affords support to the local plan in respect of the management of development outside of defined built-up areas.
- 6.4 Policy 9 of the Thakeham Parish Neighbourhood Plan (TNP) provides that proposals for the conversion of existing agricultural buildings in the countryside to small-scale business or residential use will be supported, "provided they:

- i. are confined to the existing area of farm buildings;
  - ii. are constructed from vernacular materials, such as brick;
  - iii. do not include inappropriate or insensitive conversion works, such as window openings and the creation of new doorways; and
  - iv. do no result in a significant increase in the existing building footprint or height.”
- 6.5 Policy 10 of the HDPF, further, affords preferential support to the conversion of rural buildings to business and commercial use at first instance, though, would not necessarily preclude conversion to residential use subject to assessment on all other material grounds.
- 6.6 Paragraph 79 of the NPPF provides that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more circumstances apply including *inter alia* where the development would represent the optimal viable use of a heritage asset or would represent appropriate enabling development to secure the future of heritage assets or re-use redundant or disused buildings and enhance its immediate setting.
- 6.7 The barn subject of this application is located beyond a defined built-up area and is separated from existing built development some distance to the south on Northlands Lane. A market dwelling would not be deemed ‘essential’ to a countryside location, and consequently, the proposal would result in conflict with policies 3, 4 and 26 of the HDPF in this regard, which seek to direct development to within defined built-up areas and control unessential development beyond a built-up area.
- 6.8 It is, however, significant that Policy 9 of the TNP provides a policy basis under which rural conversions can be supported beyond a settlement boundary, subject to the individual criteria of Policy 9. This policy forms a contingent part of the development plan which, in the absence of a rural conversions policy within the HDPF, is considered to attract significant weight in respect of the conversion of agricultural buildings within the parish of Thakeham.
- 6.9 Northlands Barn is of a traditional construction, comprised of historic stone and brick walls, as the sole remaining building of a historic ‘outfarm’ complex. It considered that the barn represents a non-designated heritage asset, which, with reference to its character, quality and vernacular, is deemed worthy of conversion with reference of Policy 9 of the TNP in the interests of its long-term preservation.
- 6.10 The barn is in a dilapidated condition, owing to its continued disuse and previous fire damage. The building, further, has been subject to unsympathetic alteration through the introduction of a mono-pitched corrugated metal roof which gives rise to a pronounced utilitarian appearance when perceived from Northlands Lane. The proposed works would reinstate a former building constituent of the outfarm complex, as an extension to the existing barn, and would introduce a dual-pitched roof to the main barn. These additions would result in an increase in height and footprint, however, alterations to the main Barn are considered beneficial to its appearance and character. It is recognised that some increase in height would arise following the introduction of a dual-pitched roof, however, this would not be considered so substantial to amount to a ‘significant’ increase in height.
- 6.11 The proposed extension to the main barn would occupy a lesser footprint than the existing barn, and is secondary to the barn in terms of height, bulk and massing. While it is accepted that the proposed addition is not modest, this is neither deemed disproportionate to the existing barn or the broader plot while maintaining an agricultural character and appearance. The proposed works of conversion, overall, are not considered to give rise to an unacceptably prominent impression of domesticity notwithstanding the introduction of fenestrations to the side and rear elevations of the barn, while the Council’s Design and Conservation Officer has indicated his support for the proposed design.

- 6.12 It is considered, therefore, that the proposal is compliant with Policy 9 of the TNP as an appropriate conversion of an agricultural building. Furthermore, given the nature of previous unsympathetic alterations to the barn, it is considered that the proposed additions and alterations would represent an enhancement to the appearance of the building and site to the benefit of local visual amenity. Consequently, as the re-use of an existing building, the provisions of NPPF paragraph 79 are of relevance and attract positive weight in this instance.
- 6.13 In the supporting documentation to this application the applicant has sought to evidence the redundancy of the barn for agricultural purposes through the submission of a professionally prepared agricultural appraisal. This document seeks to demonstrate the non-viability of a commercial agricultural use within the barn and associated holding together with a non-viability of an alternative storage use in the alternative (which Policy 10 of the HDPF would promote at first instance). The report does consider that the barn could potentially operate in support of a larger agricultural unit, beyond the extent of the immediate holding, however, that such a use is likely unrealistic given the extent of adaptations and additions necessary to comply with contemporary welfare and environmental standards. It is evident that the barn has been disused for some period of time, with a return to commercial agricultural, or an alternative business, use deemed unlikely at present. Policy 10 of the HDPF does seek to promote the productive use of land and buildings in the interests of local employment, social and environmental benefits to local communities. In this respect the proposal would convey economic benefits through temporary construction employment and a permanent demand for services, while further making a modest contribution to housing growth and 'windfall' delivery in accordance with Policy 15 of the HDPF. In accordance with Policy 10 of the HDPF, therefore, the social and economic benefits arising from the proposal would weigh in favour of the grant of planning permission, including through a return to active use.
- 6.14 Overall, it is considered that the proposal would conflict with the strategy promoted under policies 2, 3 and 26 of the HDPF, however, the creation of a single dwelling would not represent an individual or cumulative significant intensification of activity in the countryside, therefore such conflict is not deemed significant. The proposal is deemed comply with the provisions of Policy 9 of the TNP, which operates to promote the appropriate conversion of agricultural buildings beyond the settlement boundary. In the absence of a rural conversions policy in the HDPF compliance with Policy 9 of the TNP is considered to attract significant weight, with Policy 10 of the HDPF and paragraph 79 of the NPPF further considered to weigh in favour of the grant of planning permission. Overall, therefore, it is considered that the proposal represents an appropriate form of development in the countryside in compliance with the provisions of the development plan when read as a whole.

#### Landscape Character, Design and Heritage:

- 6.15 Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.
- 6.16 Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.
- 6.17 Policy 6 of the TNP provides that the design, scale, form and landscape design of developments proposals should reflect the architectural or historic characteristics of its setting, with particular regard to buildings of particular merit in the surrounding and wider area.

- 6.18 As considered in the preceding section of this report it is considered that the proposed development is of an appropriate scale, design and character that would establish compliance with Policy 9 of the TNP. No alternative conclusion is considered in respect of policies 32 and 33 of the HDPF, or in relation to Policy 6 of the TNP.
- 6.19 The proposed change of use would affect an incidental curtilage that would be well-contained within the existing field pattern and landscape character. The proposal would not encroach onto undeveloped field-land to the south and east, with the eastern and southern extents of the site (and the resultant change of use) found approximately 1.5m beyond the footprint of the existing barn and the proposed extension. The principal garden area for the proposed dwelling would be found at the northern extent of the site, being effectively contained by existing hedging bounding Northlands Lane and proposed hedging at the northern and north-western extents of the site. While some enhanced degree of domesticity would arise through the introduction of gravelled parking and turning areas, these areas are deemed proportionate to the parking and access needs of the proposed dwelling, while the use of a gravelled hardstand is deemed appropriate to the rural context of the application site.
- 6.20 The application is accompanied by a structural assessment report which confirms that existing stonework is to be retained in situ and repaired through the removal of cement based mortar and repointing with a lime based mortar, together with the localised cutting and replacement of damaged masonry. Structural stability for the first floor accommodation and dual-pitched roof would be provided by an internal steel frame and foundations that would not require permission on an individual basis by virtue of S.55(2) of the Town and Country Planning Act 1990. Overall, while it is evident that significant structural alterations would be necessary to support a conversion to residential use, such works are not precluded under the terms of a planning application, in contrast to alternative 'permitted development' schemes, with the overall works not considered to amount to an effective rebuild that would compromise the principle of a conversion.
- 6.21 The re-use of Northlands Barn would promote the continued maintenance and repair of the Barn as a non-designated heritage asset, and is considered to attract moderate weight with regard to the significance of the barn as an 'outfarm' with regard to paragraph 197 of the NPPF.
- 6.22 It is, overall, considered that the design, landscape design and treatment of historic fabrics would not detrimentally influence local landscape character or the significance of Northlands Barn as a non-designated heritage asset. The built alterations and additions to the barn are considered to redress previous unsympathetic alterations to the benefit of local visual amenity, with the proposal, considered compliant with policies 25, 26, 32, 33 and 34 of the HDPF in addition to Policy 6 of the TNP in terms of visual impact.

Amenity:

- 6.23 Policy 33 of the HDPF *inter alia* provides that development should be designed to avoid unacceptable harm to the amenities of nearby users and occupiers of land.
- 6.24 The application site is well-removed from nearby residential occupants, with no reasonably established detriment to such residential occupiers considered in this instance in terms of overshadowing, loss of privacy, light intrusion or noise disturbance. The proposed dwelling would benefit from an independent access onto Northlands Barn, with the scale of proposed works not considered detrimental to the operation of surrounding agricultural uses.
- 6.25 The proposal, consequently, is considered compliant with Policy 33 of the HDPF in this regard.

#### Parking, Highway Safety and Operation:

- 6.26 Policy 40 of the HDPF states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district.
- 6.27 Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking, motorcycle parking and electric/low emission vehicles. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.
- 6.28 The proposed development is of a modest scale in the context of the publicly maintained highway network, not considered of an intensity that would materially influence the strategic operation of the highway network.
- 6.29 The site benefits from a pre-existing field-access onto Northlands Lane, which would be improved through the introduction of a gravelled hardstanding up to the metalled highway. As detailed on the submitted site/block plans, a gate would be introduced to the entrance of the plot, set back in excess of 5m to the metalled highway allowing vehicles to wait clear of the highway whilst in operation. Visibility to the north and south is unobstructed at the point of access to the site, with sufficient space within the site for vehicles to turn and manoeuvre onto the highway in a forward gear. Consequently, the proposal would be considered sufficient in highway safety terms.
- 6.30 Parking spaces have not been defined on the submitted site/block plans, however, the parking and turning spaces to be provided are generously proportioned and would appear sufficient to accommodate several vehicles.
- 6.31 Overall, therefore, subject to conditions requiring the delivery of cycle storage facilities and electric vehicle charging points, in accordance with adopted Local Highway Authority standards, the proposal would be deemed compliant with policies 40 and 41 of the HDPF.

#### Ecology:

- 6.32 Policy 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged.
- 6.33 The applicant has undertaken an Ecological Assessment seeking to identify the presence of protected species, assessing likely impacts upon such species together with recommendation mitigation/enhancement measures. The Council's Consultant Ecologists have reviewed the submitted information, and are satisfied that the detail and methodology of assessment is sufficient to facilitate a decision and to predict the likelihood of impacts.
- 6.34 The submitted Ecological Assessment identified two barn owl pellets, together with a number of common bird species. The introduction of biodiversity planting, and artificial habitats (such as bat/bird boxes) would offset the loss of existing roosts, whilst providing an overall gain to biodiversity. Subject to a condition requiring details, and securing the delivery, of biodiversity enhancements as part of soft/hard landscaping scheme the proposal would be considered compliant with policies 25 and 31 of the HDPF in ecological terms.



### Flood Risk and Drainage:

- 6.35 Policy 38 of the HDPF promotes a sequential approach to flood risk management and development located within Flood Zones 2 and 3, *inter alia*, promoting the use of appropriate sustainable urban drainage systems (SUDS) to ensure flood risk is not increased elsewhere.
- 6.36 The application site falls within Flood Zone 1, and beyond land designated with 'critical drainage problems', accordingly, is not considered at strategic risk of fluvial or coastal flooding. As the application site occupies less than 1ha the proposal is not required to be accompanied by a flood risk assessment as explained at paragraph 164 of the NPPF.
- 6.37 It is, however, noted that the response of Storrington Parish Council has sought to raise concern with flood risk, with photography of the flooded state of the lane included with the response of the Parish Council.
- 6.38 Northlands Barn sits at a slightly higher elevation than the Lane, with little information available to the Local Planning Authority as to the frequency and severity of localised surface water flooding. The outline drainage proposals indicate the use of SUDS, with foul and surface water drainage fully accommodated within the application site. Very limited impermeable hardstand would be introduced to the site. Consequently, with reference to the outline drainage proposals and extent of impermeable hardstand, the proposal would not be considered to adversely influence flood risk elsewhere.
- 6.39 Overall, while the potential for localised surface water flooding in the vicinity of the site is recognised, in the absence of a strategic flood risk and adverse influence on flood risks elsewhere the proposal is considered compliant with 38 of the HDPF.

### Climate Change and Sustainable Design:

- 6.40 Policies 35, 36 and 37 of the HDPF require that development mitigates against 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.
- 6.41 As discussed in the preceding section of this report the outline drainage proposals indicate the use of Sustainable Urban Drainage Systems (SUDS), with the proposal not considered to exacerbate flood risk elsewhere.
- 6.42 It is recommended that a condition be attached seeking to limit water use to the optional 'G2' standard of 110 litres per person per day in order to limit demand on water resources. Conditions seeking to provide the delivery of refuse/cycle stores together with electric vehicle charging points would further promote the use of sustainable transport and recycling, while biodiversity enhancements would be secured by means of the recommended landscaping condition. Subject to such conditions it is considered that the proposal would suitably reduce the impact of development on climate change in accordance with local and national policy.

### Other matters:

- 6.43 Conditions seeking to govern the identification of unsuspected contamination through the construction process, as suggested by Environmental Health, are recommended in the interests of the future health and wellbeing of future occupants. Conditions relating to construction site layout, as recommended by Environmental Health and the Local Highways Authority, are not however considered necessary given the proportions of the application site and the respective distance to residential occupiers.

- 6.44 A condition requiring details of external lighting is required in the interests of biodiversity and to preserve local 'dark skies' conditions as an integral component of local landscape character.
- 6.45 Conditions restricting the implementation of relevant rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 are necessary in order to protect the rural qualities of local landscape character and the significance of Northlands Barn as a non-designated heritage asset.

Conclusions and planning balance:

- 6.46 The proposed development would re-use a historic barn considered a non-designated heritage asset. It is considered that the proposed works of conversion, including alterations and extensions to Northlands Barn, are sympathetic to the character and appearance of the existing building as an appropriate form of conversion as promoted by Policy 9 of the Thakeham Neighbourhood Plan.
- 6.47 It is accepted that the proposal would conflict with policies 3, 4 and 26 of the Horsham District Planning Framework, which seek to concentrate development within built-up areas and to control development unessential to a countryside location. In the absence of a rural conversions policy within the local plan however, Policy 9 of the Thakeham Neighbourhood Plan is considered to attract significant weight in this instance, with Policy 10 of the HDPF and paragraph 79 of the NPPF further considered to weigh in favour of the proposal in the interests of enhanced visual amenity and through the promotion of active uses.
- 6.48 The proposal is not considered detrimental to local landscape character, the amenities of nearby occupiers, highway safety/operation, flood risk or biodiversity, with the recommended conditions considered to ensure the delivery of a biodiversity 'net gain', and sufficient mitigation against the effects of climate change.
- 6.49 On balance, it is considered that the respective merits of the proposal outweigh the conflict identified with HDPF policies 2, 3 and 26, with the proposal recommended for approval accordingly.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.50 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.
- 6.51 **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	185.07	89.02	96.05
		<b>Total Gain</b>	<b>96.05</b>
		<b>Total Demolition</b>	<b>0</b>

- 6.52 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.53 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 The planning permission be granted for the reasons provided in detail above, and subject to the conditions listed below:

1 **A list of the approved plans**

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

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

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

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

4 **Pre-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;
- Details of all hard surfacing materials and finishes;
- Details of all boundary treatments and entrance gates;
- Ecological enhancement measures set out at section 5 of the Ecology Assessment (Ecology Solutions, ref: 8628.EcoAss.dv2, dated: October 2019).

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made for that dwelling 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).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling 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 dwelling hereby permitted shall not be first occupied 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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of the 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 0101 P04 (dated 25.06.2019) 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).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted, a scheme for a fast charge electric vehicle charging point for that dwelling with a minimum specification of 7kW mode 3 with type 2 connector shall be submitted to and approved in writing by the Local Planning Authority. The means for charging electric vehicles shall be installed in accordance with the approved scheme prior to first occupation of the relevant dwelling and shall be retained as such thereafter.

Reason: To ensure the provision of facilities for the charging of electric vehicles, and to mitigate against the effects of climate change in accordance with Policies 37 and 41 of the Horsham District Planning Framework (2015)

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard 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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of the development hereby permitted, a detailed lighting scheme shall have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be prepared in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme shall identify:

- The positions and specifications of proposed external lighting/floodlighting;
- The positions and specifications of all existing external lighting/floodlighting to be retained;

- Features on site that are particularly sensitive for nocturnal species and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their territory.

Reason: In the interests of visual amenity and to ensure the ecology and biodiversity of the site in accordance with policies 25, 31 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** If during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: 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 appropriately addressed in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological protection and mitigation measures set out in the Ecology Assessment hereby approved. (Ecology Solutions, ref: 8628.EcoAss.dv2, dated: October 2019).

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the submitted Structure Assessment Report, (RSK Land and Engineering Ltd, ref: 133703, dated: August 2019) including the indicated methods for the repair and retention of existing stonework.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 14 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the elevation plans hereby approved (plan numbers 0300 P05 and 0301 P06, dated 25.06.2019).

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).

- 15 **Regulatory Condition:** The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges and hogs back or half round ridge tiles.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 16 **Regulatory Condition:** The new windows fitted in the building hereby permitted shall have timber casements flush fitted with their frames.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 17 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 18 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 19 **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 be erected, constructed or placed within the curtilage of the dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015)

- 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 Class A, Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of visual amenity and to preserve the significance of a non-designated heritage asset in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).