



TO: Planning Committee South

BY: Head of Development

DATE: 22nd September 2020

DEVELOPMENT: Conversion of existing stables to holiday let together with construction of replacement stables

SITE: Old Dairy East Cottage Blackstone Gate Farm Henfield Road Albourne Hassocks West Sussex BN6 9JJ

WARD: Bramber, Upper Beeding and Woodmancote

APPLICATION: DC/20/1019

APPLICANT: **Name:** Mrs J Copeland **Address:** Old Dairy East , Henfield Road Albourne BN6 9JJ

REASON FOR INCLUSION ON THE AGENDA: Employee of Horsham District Council

RECOMMENDATION: To grant planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission to convert one of the existing stables to holiday let accommodation together with construction of replacement stables to replace an existing smaller stable building to be demolished.
- 1.2 The proposal would involve the modification of the existing stable building located adjacent to the northern boundary of the site. The southern wall and eastern wall of the western stable wing would be extended under the overhanging roof canopy of the existing structure. The building would provide a three bedroom holiday let unit with an internal floor area of 137 square metres. The ground floor accommodation would provide 3 bedrooms with 2 ensuite bathrooms, a main bathroom, utility room and an open plan lounge, kitchen and dining room. The proposal would involve the installation of three windows and four doors on the southern elevation of the building. A single door would be installed on the western elevation of the building and five roof lights to the northern roof slope of the building.
- 1.3 To the west of the holiday accommodation building it is proposed to demolish the existing timber stable building which comprises two stables and a tackroom and construct a larger replacement stable building in the same position. The proposed stable building would comprise three stables, a feed and tackroom, store and wash basin. The stable building would incorporate a floor area of 139 square metres. The stable building would measure 12.7 metres in width and 11.5 metres in length with an eaves height of 2.3 metres and a ridge

height of 3.8 metres. The building would incorporate a traditional timber cladded stable with a pitched tiled roof.

DESCRIPTION OF THE SITE

- 1.4 The site is located on the western side of the Henfield Road, outside of any settlement boundary, and comprises a cluster of stable buildings which forms part of an equestrian yard, including a menage and horsewalker used in conjunction with the residential dwelling, The Old Dairy East Cottage. The stable building subject to this proposed conversion was granted planning permission by the Council in 1999 and permission was granted for an extension to the eastern end of the stable building in 2001.
- 1.5 The site is bound by hedging and trees to the northern boundary which provides some screening from the neighbouring property, Blackstone Gate Farmhouse and associated buildings to the north. Residential properties, Old Dairy East & West Cottages lies to the east and South Oaks lies to the south-east. The site is located within a countryside setting with the area to the west of the stable building becoming more open and rural in nature.

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 10 - Rural Economic Development

Policy 11 - Tourism and Cultural Facilities

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 29 - Equestrian Development

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 38 - Strategic Policy: Flooding

Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

Woodmancote Neighbourhood Plan 2016-2031

Policy 1: A Spatial Plan for the Parishes

Policy 3: Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

WK/22/99	Erection of stables and construction of manage	Application Permitted 29.10.1999
WK/9/01	Extension to stables to form feed store & garage	Application Permitted 29.05.2001

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

INTERNAL CONSULTATIONS

- 3.2 **HDC Environmental Health:** No Objection.
Conditions recommended relation to contamination, asbestos and waste removal.
- 3.3 **HDC Economic Development:** Support.
Economic Development support this application as the provision of the holiday let will add to the district's accommodation offer and contribute towards our local visitor economy. It would be advisable for parking to be provided in order to attract visitors to the accommodation, particularly considering the rural location of the development.

There also appears to be other holiday lets close by (e.g. the Mill Sussex Holiday lettings and Blossoms Holiday Cottage), which suggests this is a viable area for such a development.

OUTSIDE AGENCIES

- 3.4 **WSCC Highways:** No Objection.
Conditions recommended to secure car parking, cycle parking and electric vehicle charging.
- There is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. With due consideration of the proposed holiday home and replacement stable, the Highways Authority does not anticipate that this proposal would result in a material intensification of movements over those already occurring at the site.
- The applicant has not demonstrated parking arrangement for this proposal. WSCC has adopted new parking guidance in August 2019. The new guidance does not include standards for holiday let parking demand. The Highways Authority would be minded to advise the planning authority to consider the parking demand as per pre-August 2019 guidance when considering the demand for this application. On this basis, the parking requirements for holiday lets are one parking space per bedroom, therefore creating a requirement of three parking spaces for the proposed holiday home. There appears to be sufficient space on-site to accommodate this, as well as parking for the stables.
- 3.5 **WSCC Fire Officer:** Comment.
Requests one fire hydrant to serve the development.
- 3.6 **Southern Water:** Comment. Southern Water Informative recommended.

PUBLIC CONSULTATIONS

3.7 **Woodmancote Parish Council:** Comment.

Conditions should be added in relation to parking for cars and horse boxes, no additional flood lights, new stables restricted to equine use only and restriction on large vehicles kept on the property.

3.8 Two letters of support have been received, the comments made have been summarised below:

- Support WSCC recommendations relating to parking, cycle parking, refuse/recycling and EV charging point
- Suggests section 106 restriction to ensure no residential use of the new building
- Potential to provide much needed affordable housing could be a better use of the site
- Opportunity for good design which respects character of area
- Opportunity for suitable drainage
- Support conditions recommended by the Parish Council
- Opportunity to remove all other unauthorised buildings/structures on site
- Request for windows on the north side of the barn be fixed and opaque.

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

Holiday Accommodation

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 maintains 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) 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. 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 approximately 2.9 km from the centre of Henfield and 3 km from the village centre of Albourne. It is therefore acknowledged that whilst the site is not within walking distance to day-to-day services and facilities, it is close to other holiday accommodation facilities, comprising Mill Sussex Holiday lettings and Blossoms Holiday Cottage within Trusslers Lane, approximately 1 km to the south-east of the application site. Blackstone Farm Campsite and Caravan site is also located along Wheatsheaf Road, approximately 1.2 km to the north-west. The site has good connections to Public Rights of Ways located approximately 1.4 km to the east and west of

the site 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 Given the modest scale of the proposed 3 bedroom holiday accommodation unit, it is not considered that the development would have a significant increase in the overall level of activity in the countryside and therefore cause no harmful conflict with Policy 26 of the HDPF.
- 6.10 The Council aims to take a proactive 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 an existing building, 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 Public Right of Ways and the South Downs National Park. 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 a suitable parking area. For the reasons outlined the proposal is considered to accord with Policies 7, 10, 11 and 26 of the HDPF.

Replacement Stables

- 6.12 Policy 29 of the Horsham District Planning Framework (HDPF) states that equestrian related development will be supported provided that the proposal would be appropriate in scale and level of activity, and be in keeping with its location and surroundings, and where possible is well related to existing buildings; and where possible, is well related to a bridleway network.
- 6.13 The proposed stables would replace an existing stable building on the site which currently comprises two stables and a tackroom. The stable building proposed for conversion to holiday accommodation also currently comprises four stables, a tack room, food store and general store. The proposed stable building would consist of three stables, a feed and tackroom, store and wash basin. It is understood that the proposed stables would be used for the Applicant's horses and for horses of the visitors using the proposed holiday accommodation. This would enable visitors of the holiday accommodation to store their horse in the proposed stables adjacent to the proposed holiday accommodation building.
- 6.14 Given the reduction in the number of stables proposed in comparison to the existing number of stables currently on the site and the existing equestrian nature of this part of the site, it is not considered that the proposal would cause any significant increase in activity in the countryside. The proposal would allow for the continued quiet informal recreational use of the land in connection with the proposed tourism accommodation unit, proposed stable building and existing equestrian use of the site in accordance with policies 29 and 26 of the HDPF.

Design and Appearance

- 6.15 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.

- 6.16 The proposal would involve the modification of the existing stable building located adjacent to the northern boundary of the site. The southern wall and eastern wall of the western stable wing would be extended under the overhanging roof canopy of the existing structure. The proposal would involve the installation of three windows and four doors on the southern elevation of the building. A single door would be installed on the western elevation of the building and five roof lights to the northern roof slope of the building. The converted building would retain its existing relationship to the host dwelling and other equestrian buildings located to the west, resulting in limited interventions in the wider rural landscape.
- 6.17 The proposed stable building would comprise a traditional timber clad building with pitched roof. The stables would extend further south than the existing stable building, yet would be retained within the existing complex of equestrian buildings and would not extend within the paddock area to the south. The proposed building would therefore remain in keeping with in terms of scale, design and external appearance with the semi-rural character of the area. It is suggested that 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 nearest neighbouring properties, comprise the Blackstone Gate Farm located 27 metres to the north, The Old Dairy East Cottage located 36 metres to the east and South Oaks lies 37 metres to the south-east. There is a currently a hedge along the northern boundary of the site that screens the building to be converted from view of the neighbouring outbuilding within Blackstone Gate Farm which lies adjacent to the northern boundary of the site. The retention of this hedge and planting would maintain privacy to the northerly neighbouring occupiers at Blackstone Gate Farm. Whilst it is noted that five roof lights are proposed in the northern roof slope of the holiday accommodation building, these would just provide light to the ground floor rooms and would not enable any overlooking to the neighbouring land to the north. Given the single storey nature of the holiday accommodation building and the retention of the northern boundary hedge, it is not considered that the proposed development would cause any harmful loss of privacy to the northerly neighbouring occupiers. The generous separation distance to the neighbouring properties to the east and south-east would ensure that the development would not cause any loss of amenity to these neighbouring occupiers.
- 6.20 As the proposal would only provide one holiday lets on the site, it is not anticipated that the activities associated with the proposal would cause any significant noise disturbance to the occupiers of neighbouring properties. It is also noted that no concerns have been raised by the Council's Environmental Health Officer in respect of noise disturbance.

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 shared vehicular access into the site from Wheatsheaf Road to the east. Whilst no turning or parking details to serve the development has been shown on the submitted plans, it is noted that there is an existing sizable area of hardstanding located between the host dwelling and the existing stable buildings. It is considered that the existing parking area would provide sufficient parking for the proposed 3 bedroom holiday let, and use of the existing access is not considered to result in harm to the function or safety of the highway network. The proposal is therefore considered to comply with the requirements of policies 40 and 41 of the HDPF. A condition is recommended requiring the applicant to submit further layout details in relation to car and cycle parking.

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 mitigate the impact of development on climate change. The proposed development includes limited measures to address climate change and therefore conditions will be attached to secure the following:
- One electric vehicle charging point
 - Provision of refuse and recycling
 - Cycle parking facilities
 - Water consumption limited to 110litres per person per day
- 6.24 Subject to these conditions the application will suitably mitigate its impact on climate change in accordance with local and national policy.

Conclusions

- 6.25 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).
- 6.26 The proposed replacement stable building and conversion and extension of the existing stable building 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 would bring tourists to an area, well served by public footpaths and with 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 addition to achieve an appropriate layout, and of an appearance that would relate sympathetically to the semi-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, Old Dairy Cottage East, 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)

- 6.27 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st 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
	147		
			Total Gain
			Total Demolition

- 6.28 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.29 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 take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed development have been submitted to and approved by the Local Planning Authority in writing. All materials used in the construction of the development hereby permitted shall conform to those approved.

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

- 5 **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).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until 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 holiday let unit hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each unit 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).

- 7 **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).

- 8 **Pre-Occupation Condition:** The proposed holiday let unit hereby permitted shall not be occupied until a scheme for the provision of one electrical vehicle charging point has been submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the requirements for electric vehicle charging within the latest West Sussex Parking Standards (2019). The approved scheme shall be installed prior to first occupation of the holiday let unit and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 9 **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).

- 10 **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).

- 11 **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).

- 12 **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).

- 13 **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 Old Dairy East;
 - 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).

- 14 **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).

- 15 **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).
- 16 **Regulatory Condition:** The stable building hereby permitted shall be used for private recreational equestrian purposes and not be used for commercial purposes or in connection with any form of riding or livery establishment.
- Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 17 **Regulatory Condition:** The hedge along the northern boundary of the site adjacent to the holiday let building shall at all times be retained in conjunction with the proposed development.
- Reason: To protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 18 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the northern elevations of the holiday let building without express planning consent from the Local Planning Authority first being obtained.
- Reason: To protect the amenities of adjoining residential properties from loss of privacy in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 19 **Regulatory Condition:** No external lighting or floodlighting shall be installed in conjunction with the development unless agreed in writing by the Local Planning Authority.
- Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).