



TO: Planning Committee North

BY: Head of Development

DATE: 6 October 2020

DEVELOPMENT: Erection of a two storey dwelling with associated off street parking and hard and soft landscaping.

SITE: Land Adjacent Fieldfare North Heath Close Horsham RH12 5PH

WARD: Holbrook West

APPLICATION: DC/20/0819

APPLICANT: **Name:** Mr and Mrs Bruce **Address:** Fieldfare, North Heath Close Horsham RH12 5PH

REASON FOR INCLUSION ON THE AGENDA: The application has been called to Planning Committee by a local Ward Member.

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 This application seeks planning permission for the erection of a two-storey 3-bed dwelling. The proposed dwelling would be located to the west of the existing property known as Fieldfare on North Heath Close, within its existing side garden area. The proposed dwelling would be positioned in line with Fieldfare and the neighbouring property to the west known as Ladymede. The proposed dwelling would have a pitched roof design with a catslide roof to the eastern roof slope and projecting elements to the side and rear. The proposed dwelling would be served by the existing access drive, with an area of hedging removed to provide direct access into the front garden/parking area to serve the proposed property.
- 1.3 In order to facilitate the proposed development, a number of existing trees and soft landscaping would be removed from the site. The proposed dwelling would have an overall width of approximately 9.8m when viewed from the southern front elevation, and a depth of approximately 12.7m at ground floor level and 9.4m at first floor level owing to the stepped design of the dwelling to the rear. It would have an overall height of approximately 8.3m to the ridge and would be of a similar height to the immediate adjoining properties to the east and west.
- 1.4 The proposed design would take its cues from neighbouring development with a similar design and materials pallet to be utilised consisting of a tiled roof and render and facing

brickwork to the external walls. The proposed dwelling would consist of a living/dining room, a kitchen, a utility room, a snug/study, an integral garage and WC facilities at ground floor level and three bedrooms and two bathrooms at first floor level. The overall Gross Internal Area (GIA) to be created by the proposed development is calculated at approximately 166 square metres (sqm).

- 1.5 Distances of approximately 2.3m and 2.2m would be preserved to the west and east boundaries respectively at the front of the proposed property, with distances of 4.4m and 3.9m preserved to the neighbouring properties to the west and east respectively.
- 1.6 It is noted that the proposals have been amended due to Officer concerns raised with regards to the design of the proposed dwelling. The initial scheme included a third floor with a greater ridge height. The proposals have been reduced in height and reductions to the overall GIA have been made.
- 1.7 It is also noted that a single dwelling has been previously been permitted on this site under planning reference numbers NH/106/01 (Outline Permission) and NH/200/01 (Reserved Matters) both in 2001.

DESCRIPTION OF THE SITE

- 1.8 The application site is located on the northern side of the private road of North Health Close within the designated built-up area of Horsham. The site is located within a wider area defined by relatively dense suburban residential development. North Health Close consists of detached dwellings set within relatively modest sized plots. The wider area consists of a mixture of detached, semi-detached and terraced properties. The existing dwelling on site is finished in render with elements of tile hanging and brickwork to the external walls and with a tiled roof. An area to the west of the property consists of mature soft landscaping which is proposed location for the additional dwelling. The application site measures approximately 468sqm in area.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following policies are considered to be relevant to the assessment of this application:

- 2.3 **National Planning Policy Framework**

- 2.4 **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 25 - Strategic Policy: The Natural Environment and Landscape Character
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 40 - Sustainable Transport
Policy 41 - Parking

2.5 Supplementary Planning Guidance:
Horsham Town Design Statement

RELEVANT NEIGHBOURHOOD PLAN

2.6 No neighbourhood plan has been 'made' for the Parish of North Horsham.

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.7 The most recent and relevant planning history is as follows:

NH/106/01	Erection of 1 dwelling (outline)	Application Permitted on 21.08.2001
NH/200/01	Erection of 1 house (reserved matters)	Application Permitted on 24.01.2002

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 Arboricultural Officer:** No objection

1. The trees present within the area selected for development are of no especial or particular merit, nor of any public amenity value. In the centre of the site is a fairly substantial apple tree, in good health and of good form (T7 on submitted Tree Survey); this is the best of the trees on the site. However, it is not of high enough merit or public amenity value to represent a material restriction on the development plans.

2. Of far greater importance are the two large trees just outside the 'red line' indicating the development site. These are a large hornbeam (T18), within the garden of the adjacent property, Ladymede, and an interesting and highly unusual Silver birch (T16) in the rear of the existing garden to Fieldfare. Both of these trees are protected under tree preservation order TPO/1088.

3. The development will have some impact on the root protection area (RPA) of T18, but firstly this is not to a degree falling foul of the guidelines set out within BS 5837 'Trees in relation to design, demolition, and construction - Recommendations' (2012), and in any case suitable ground protective measures are suggested within the submitted Arboricultural Report (and on the associated plans) to provide comfort that the tree will not be harmed by the construction process. Subsequent to the major building works, it is intended to pave much of this area, but provided that this is carried out to normal standards, requiring an excavation depth of no more than 150mm, this should not harm the tree, and is acceptable.

4. The Silver birch is a squat and very heavily reduced tree, having 6 x individual stems from a very wide basal bole. It has been kept to its squat size by regular surgery, which does not appear to have harmed it, and which an application for repeat trimming has recently been received (DC/20/1101). This tree has a very wide RPA, which the new building will slightly foul; but I do not consider that this will harm the tree, and as for T18 proposals have been suggested to protect the tree against damage.

5. My sole concern in regard to this site is the provision of space for materials storage and a working area during the construction process. This is in particular regard to the area

immediately below T18. The Tree Protection Plan (TPP1_F) indicates the provision of “effective ground protection such as heavy duty boards over woodchip”, and this is acceptable. But it should be stressed that this temporary surfacing MUST be installed prior to the commencement of the actual building process, possibly straight after the clearance of trees and undergrowth from the site. Hence could I make a request for any permission to be subject to standard condition MD04 ‘Construction Site Details’ which as a pre-commencement condition will allow the Council to control how this very tight site is physically worked.

OUTSIDE AGENCIES

3.3 **WSCC Highways: No objection**

I note several representations concerning the increase of traffic generated by the proposed dwelling. However, North Heath Close already serves 6 dwellings and the addition of a single dwelling is not anticipated to leave an unacceptable stain on North Heath Lane or the wider road network.

In regards to the construction phase, this matter can be mitigated against a Construction Management Plan (CMP) condition as outlined below.

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. Suitable conditions recommended

3.4 **Southern Water: No objection**

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

3.5 **Ecology: Recommends conditions**

Satisfied that sufficient ecological information is available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable. This will enable the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

The mitigation measures identified in the Daytime Bat Potential Roost Assessment (Wychwood Environmental Ltd, July 2020) should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species particularly bats and common reptiles and amphibians.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured as a condition of any consent. We recommend this could also include native species replanting and wildlife friendly fencing.

PUBLIC CONSULTATIONS

3.6 9 letters of objection were received from 5 separate households/bodies. The nature of these objections can be summarised as follows:

- Overdevelopment of the site
- The character and appearance of the dwelling not in keeping
- Development would result access and highway safety issues

- Trees and landscaping
- Impact on wildlife
- Loss of privacy and loss of general amenity

PARISH COUNCIL CONSULTATION

- 3.7 **North Horsham Parish Council:** No objection, however there is a concern on the upkeep of the tree preservation orders and the parking of construction vehicles - North Heath Close is very narrow and parking on North Heath Lane would be hazardous.

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 issues are the principle of the development in the location and the effect of the development on:
- The character of the development and the visual amenities of the street scene
 - 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

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy. The application site lies within the built-up area Horsham, as stated above, within a sustainable location close to local facilities and services with good public transport connections. Given the site's location within the built-up area, the principle of the residential development on the site is considered acceptable, subject to all other material considerations.

Character and appearance of the proposal and visual amenities of the street scene

- 6.3 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposals should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the townscape and built surroundings.
- 6.4 The wider area is characterised by relatively dense suburban residential development comprising of a mixture of detached, semi-detached and terraced properties. The private

road of North Heath Close is characterised by single detached dwellings situated with modestly sized plots; the majority within close proximity to the side boundaries of the curtilages within which they sit. The application relates to the erection of a single detached dwelling, along with the provision of a new access into the site, a parking area and landscaping works. The proposed dwelling would be positioned in line with the neighbouring properties to the east and west and would be positioned accordingly to correspond with the prevailing build line.

- 6.5 The proposed development would take its cues from neighbouring development and would be of a similar form, scale, and height as the adjoining properties. The Sussex half hipped roof would be in keeping with the existing dwelling on site and the neighbouring property to the south. The proposed dwelling is considered to be appropriately sited and would sit comfortably within the plot with appropriate distances maintained to the side boundaries and adjoining properties. Indeed, it is noted that the existing properties within North Heath Close sit within modest plots, with the properties to the west and south-west of the site located in very close proximity to their respective side boundaries. The existing properties are also located in very close proximity to one another. As such, the proposed development is considered to be reflective of this build pattern.
- 6.6 The materials pallet consisting of a tiled roof, render to the first floor and facing brickwork to the ground floor are also considered to be in keeping and relate sympathetically to the character of the private road, subject to a condition requiring exact details of external materials to be submitted and approved. It is noted that the properties within North Heath Close benefit from a mixture of materials to the external walls ranging from render, brick, tile hanging and cladding. As such, the overall appearance of the proposed dwelling would be commensurate with neighbouring development.
- 6.7 The proposal therefore represents an appropriate form of development which would not be out of character when viewed in the context of development within the immediate vicinity and the dense residential development making up the wider area. The proposed dwelling would be suitably sited and would be appropriate for the plot size, and overall, the proposals are considered to be in accordance with policies 32 and 33 of the HDPF.

Impact on neighbouring amenity

- 6.8 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.9 The proposed dwelling would be positioned in line with the neighbouring properties to the east and west respectively, preserving the prevailing build line. The proposed dwelling would be orientated to face south which would match the neighbouring development. Distances of approximately 2.3m and 2.2m would be preserved to the west and east boundaries respectively at the front of the proposed property, with distances of 4.4m and 3.9m preserved between the proposed dwelling and the neighbouring buildings.
- 6.10 A minimum distance of approximately 21m would be preserved to the neighbouring properties to the rear along Goose Green Close and the relationship maintained to the properties on the southern side of North Heath Lane would be similar to that of the adjoining property to the west known as Ladymede.
- 6.11 It is noted that the submitted plans indicate that there would be one side facing window to the west elevation of the proposed dwelling at first floor level which would serve a bathroom. While this window would not serve a habitable room, a suitable condition is recommended requiring the window to be obscure glazed and to ensure an appropriate method/height of opening so as not to impact on neighbouring privacy. With this provision in place and given

the proposed layout and the relationship with neighbouring development, it is considered that the privacy and amenities of the neighbouring properties would not be impacted.

- 6.12 Notwithstanding the above, it is noted that a number of objections have been received with regards to noise and disturbance during construction. In order to address this, the submission of a construction management plan is recommended by way of a suitably worded condition to ensure that any impacts on neighbouring properties during the construction phase are limited and controlled.
- 6.13 Overall, the proposed development would not result in any harmful overlooking, overbearing or overshadowing and appropriate distances would be maintained between windows serving habitable rooms, as per current design guidance. The proposals are therefore considered to be acceptable and overall, the proposed development is considered to be in accordance with Policy 33 of the HDPF in this regard.

Quality of the resulting environment for future occupiers

- 6.14 It is considered that the proposed development would provide adequate indoor and outdoor living space for future occupants. Suitable distances would be preserved to neighbouring development to ensure that there would not be any harmful overlooking and other properties would not appear as overbearing on the proposed dwelling. The level of accommodation to be provided would be commensurate with other neighbouring properties in this area. As such, it is considered that there would be an appropriate quality level of environment for the future occupiers of the proposed dwelling in accordance with Policy 33 of the HDPF.

Parking, transport and highways implications

- 6.15 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users. As detailed above, the proposed development would be served by an existing access leading from North Heath Lane to a new access point into the site from the south.
- 6.16 The submitted Site Plan indicates that the development would provide three off-road parking spaces (including the garage) which would accord with the West Sussex Residential Parking Calculator in relation to a development of this type and scale.
- 6.17 Whilst it is noted that objections have been raised with regard to the access and parking, WSCC Highways have stated that collision data for a period of the past five years supplied to them by Sussex Police reveals that there have been no recorded injury accidents at the access point with North Heath Lane. Therefore, there is no evidence to suggest that the addition of a single dwelling would exacerbate an existing safety concern. Given that the private road serves several other dwellings, the addition of one dwelling is not anticipated to result in a material intensification of use onto North Heath Lane.
- 6.18 Manoeuvrability has been shown to be appropriate on site, with vehicles able to enter and exit in a forward gear. Overall, it is considered that the proposals, to be served by an existing access which is functioning appropriately, would not be markedly different or result in any parking or highways safety concerns beyond that of the existing situation on site.
- 6.19 In addition, the site is considered to be in highly sustainable location in the main settlement of Horsham Town, with good access to public transport links. Indeed, the closest bus stop located on North Heath Lane to the south is located a short walk from the application site.
- 6.20 It is noted that objections have also been raised with regard to the potential disruption and access issues during the construction phase given the width of North Heath Close. In order to address this matter, as detailed above, the submission of a construction management plan is recommended by way of a suitably worded condition to ensure that the construction phase

and specific details associated with this are submitted and controlled to ensure that any potential disruption is limited.

- 6.21 Given that no objections are raised in this regard by WSCC Highways, it is considered that the proposals would be acceptable on highway and transport grounds in accordance with policies 40 and 41 of the HDPF, subject to appropriate conditions.

Climate change

- 6.22 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 application includes the following conditions in this regard:

- Water consumption limited to 110 litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Ecological enhancement
- Cycle parking facilities
- Electric vehicle charging points

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

Tree Considerations

- 6.24 It is noted that there a number of trees present on the site. The proposals would require the removal of these trees in order to accommodate the proposed dwelling. Following consultation with the Council's Arboricultural Officer, who has raised no objections to the application, it is considered that these trees are of no special or particular merit and do not hold any public amenity value. From a Case Officer site visit this area appeared somewhat overgrown and unmaintained, and therefore partial removal of the trees and soft landscaping in this area, to facilitate the proposed development, is considered to be acceptable.

- 6.25 In addition to the trees and soft landscaping within the site, there are two trees covered by a Tree Preservation Order located outside of the application site. Measures have been included within the submitted Arboricultural Report to protect these trees during the construction phase. While the proposed development would partly encroach into the root protection area of these protected trees, the Council's Arboricultural Officer does not consider this to be to such a degree where there would be harm caused. A condition is recommended to ensure that protection measures as detailed within the Arboricultural Report are complied with, as well as the construction management plan as detailed above, to ensure that construction methods do not have a detrimental impact on the protected trees. Subject to conditions to ensure protection of these trees, the proposals are considered to be acceptable in this regard.

Ecology

- 6.26 Policy 31 of the HDPF states that proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites.
- 6.27 A Daytime Bat Potential Roost Assessment (PRA) has been provided which identifies that the trees within the plot hold negligible potential to support roosting bats. Precautionary mitigation for bats, birds and reptiles is advised with no further surveys considered to be required.
- 6.28 The Council's Ecology Consultant has not raised any objections to the proposals subject to suitable conditions to ensure ecological/biodiversity mitigation measures and enhancements are put in place. It is considered that the proposals would not have a detrimental impact on ecology and biodiversity and the proposals are considered to be acceptable in this regard, in accordance with Policy 31 of the HDPF.

Conclusion

- 6.29 Overall, the proposals would represent an appropriate form of development which would not be out of keeping with the immediate vicinity and the prevailing character of the private close. The proposal dwelling would be appropriately sited within the plot and the proposals would be acceptable in terms of the impact on neighbouring amenity and highways matters. The application is therefore considered to be in accordance with Policy 25, 32, 33, 40 and 41 of the Horsham District Planning Framework (2015).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.30 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.31 **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	166		
		Total Gain	
		Total Demolition	

- 6.32 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.33 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions:
- 1 List of approved plans
 - 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 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:** The development hereby approved shall not commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management shall include details of, but not be limited to, the following relevant measures:
- i. Detailed site logistics arrangements, including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil)
 - ii. Details regarding parking of site operatives and visitors, deliveries and storage
 - iii. The method of access to and from the construction site
 - iv. Locations and details for the provision of wheel washing facilities
 - v. loading and unloading of plant and materials
 - vi. storage of plant and materials used in constructing the development
 - vii. the erection and maintenance of security hoarding and screening to neighbouring properties
 - viii. measures to control the emission of dust and dirt during construction
 - ix. a scheme for recycling/disposing of waste resulting from demolition and construction works

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors 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).

- 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 shall be requiring the optional standard for water usage across the development. The dwelling 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).

- 7 **Pre-commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Daytime Bat Potential Roost Assessment (Wychwood Environmental Ltd, July 2020), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details and all features 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), in accordance with Policy 31 of the Horsham District Planning Framework (2015).

- 8 **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).

- 9 **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 sizes 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
- Ecological enhancement measures

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).

- 10 **Pre-occupation Condition:** No part of the new dwelling hereby permitted shall be first occupied until the car parking has been constructed in accordance with the approved floor plans, drawing number 2022.PL03A received 15 July 2020. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

- 11 **Pre-occupation Condition:** No part of the development hereby permitted shall be first occupied/used until electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies, 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).

- 12 **Pre-occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided within the proposed garage as shown on the proposed floor plans, drawing number 2022.PL03A received 15 July 2020.

Reason: To provide alternative travel options to the use of the car and in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

- 14 **Pre-occupation Condition:** The dwelling hereby permitted shall not be occupied until the proposed window at first floor level to the west facing side elevation, indicated on drawing number 1922.PL05A has been fitted with obscured glazing. No part of that window that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **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 or E, of Part 1 or Class A of Part 2 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages 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 control the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** The proposed works shall be carried out in full accordance with the recommendations and methods as set out within the Arboricultural Report/Tree Protection Plan, received 28 April 2020.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees on/adjacent to the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the submitted Daytime Bat Potential Roost Assessment (Wychwood Environmental Ltd, July 2020). 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 and s40 of the NERC Act 2006 (Priority habitats & species), in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Background Papers: DC/20/0819