



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee

**BY:** Head of Development

**DATE:** 24 November 2020

**DEVELOPMENT:** Erection of two new 3 bedroom semi-detached dwellings

**SITE:** Westlands Farm Billingshurst Road Ashington Pulborough West Sussex RH20 3BB

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

**APPLICATION:** DC/19/2196

**APPLICANT:** **Name:** Jenny Hendriksen **Address:** care of agent Melton Lodge Rusper Road Newdigate Dorking RH5 5BX

**REASON FOR INCLUSION ON THE AGENDA:** The recommendation of the Head of Development would represent a departure to the development plan and at the request of the Parish Council.

**RECOMMENDATION:** To approve planning permission subject to appropriate conditions.

## **1. THE PURPOSE OF THIS REPORT**

1.1 To consider the planning application DC/19/2196.

### DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks planning permission for the erection of two 3-bedroom semi-detached dwellings adjacent to the eastern elevation of the dwelling known as 'Westlands Farm'. This application follows the granting of prior approval for the change of use of an agricultural building to the north of the wider site to two 2-bedroom dwellings under Class Q of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, as amended (GDPO). The proposal also involves the removal of the building subject of prior approval and two storage buildings, one attached to the eastern elevation of Westlands Farm. A carport associated with Westlands Farm is also to be removed.
- 1.3 The proposed semi-detached dwellings would be positioned some 2m from the eastern elevation of the Westlands Farm, at the rear (south) of the wider site, and would be approx. 18.5m in width (9.25m each) and 8.3m in depth (at the widest point), with an eaves height of 4.6m and a ridge height of approx. 7.7m.
- 1.4 The proposed properties will feature facing brickwork, with oak 'live edge' weatherboarding to the first floor and will have a clay tiled roof. The windows are proposed to be timber with timber framed open porches provided to the front of each property.

- 1.5 Rear gardens will be provided to each of the properties, with parking for four vehicles (two per property) provided to the front of the properties.

#### DESCRIPTION OF THE SITE

- 1.6 The application site is to the south-west of Billingshurst Road, some 1km north of Ashington and is outside of any built-up area. The site is located within a countryside location, characterised by other farmsteads, commercial uses and dwellings. To the south and west of the wider site are open fields with the neighbouring site to the east being in a commercial use and forming Sussex Equine Hospital.
- 1.7 Westlands Farm is a chalet bungalow style detached dwelling located to the rear of the wider site area, with a garage and other outbuildings also present on site, and measures some 0.1 hectares. The entrance gate into the site is set back from the highway approx. 18m, across a wide roadside verge. Boundary treatment to the front of the site consists of mature trees and hedging.

## 2. INTRODUCTION

#### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

#### RELEVANT PLANNING POLICIES

#### 2.2 National Planning Policy Framework

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

Policy 1 - Strategic Policy: Sustainable Development  
Policy 2 - Strategic Policy: Strategic Development  
Policy 3 - Strategic Policy: Development Hierarchy  
Policy 4 - Strategic Policy: Settlement Expansion  
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character  
Policy 26 - Strategic Policy: Countryside Protection  
Policy 28 - Replacement Dwellings and House Extensions in the Countryside  
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

#### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 The Ashington Neighbourhood Plan was out for the Regulation 16 consultation in Summer 2020. At this stage there is no 'made' plan for the Parish.

#### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 The most recent and relevant planning history relating to the site is as follow:

DC/19/1421	Prior approval for the change of use from an agricultural building to dwellings (C3 Use class)	Prior Approval Granted on 04/09/2019
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### 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)

#### PUBLIC CONSULTATIONS:

- 3.2 **WSCC Highways:** No Objection subject to conditions.  
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.
- 3.3 **HDC Property Services-Drainage:** No concern outside of building regulations and standard conditions (verbally comments provided on 30.01.2020)
- 3.4 **Southern Water:** Comment  
*'There are no public foul and surface water sewers in the area to serve this development. The applicant is advised to examine alternative means of foul and surface water disposal. The Environment Agency should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long term effectiveness'*

#### PARISH COUNCIL CONSULTATION:

- 3.5 **Ashington Parish Council:** Objection  
*'The Parish Council Objects on the grounds of: Outside the BUAB on a site not identified within the HDPF nor in the emerging Ashington Neighbourhood Plan. The application is not consistent with the spatial strategy in the emerging Neighbourhood Plan. The site is in a rural location, well outside the existing settlement and the proposed use is not essential to this countryside location.'*

#### PUBLIC CONSULTATIONS

- 3.6 No letters of representation have been received from neighbours/local residents

### 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 principal of development in this location

- The character of the dwelling and the visual amenities of the countryside
- The amenities of the occupiers of adjoining properties
- The highways impacts of the proposal

### **Principle of Development**

- 6.2 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan-making and decision-taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 6.3 The application site lies in the countryside outside of the identified built-up area of any settlement. Given this location, the initial principle of the proposal must to be considered in the context of paragraph 79 of the NPPF and policies 3, 4, and 26 of the Horsham District Planning Framework (HDPF).
- 6.4 Policies 3 and 4 of the HDPF set out that development will be permitted within towns and villages which have defined built up areas, and outside built up areas expansion of settlements will be permitted where, amongst other criteria, a site has been allocated in a local plan or neighbourhood plan. Policy 26 of the HDPF states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development, and that any proposal must be essential to its countryside location. The application site is located within the countryside, outside of any defined settlement and is not allocated in either a Local Plan or a 'made' neighbourhood plan and thus the application proposals directly conflicts with these policies. On this basis, the proposal therefore fails to accord with the spatial strategy as outlined in the HDPF and approval of this planning application would represent a departure from the development plan.
- 6.5 Paragraph 79 of the NPPF states that '*Planning policies and decisions should avoid the development of isolated homes in the countryside*'. One of the criteria set out in Paragraph 79 of the NPPF which would allow such development is as follows:
- 'e) the design is of exceptional quality, in that it:*
- *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
  - *development which 'would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area' will be supported.'*
- 6.6 The application is not being justified against the above criteria, and while the design of the dwellings (which is considered in detail below) would represent an enhancement when compared to the existing utilitarian building granted prior approval under DC/19/1421, it would not be truly outstanding or innovative. The proposal could not therefore be justified under paragraph 79 of the NPPF.
- 6.7 Notwithstanding the above, it is noted that the conversion of the existing building within the wider site area was granted Prior Approval under Class Q of the GPDO to form two dwellings (under DC/19/1421) in September 2019, with this permission being extant. This is a material consideration in the determination of this current planning application. The presence of prior approval for two dwellings, which could still be implemented, represents a viable and realistic fall-back position were the current application to be refused. A refusal of the current application would not therefore prevent the introduction of additional residential units on the wider site, with this current application proposing two new building dwellings rather than two as granted under the prior approval, albeit on a different part of the site.

- 6.8 It is therefore considered, subject to detailed considerations, that refusal of the application on the basis of the conflict with policies 3, 4 and 26 of the HDPF would not be warranted and would not prevent two additional dwellinghouses from being created on the wider site. On this basis the principle of development, proposing the creation of two dwellings, is considered acceptable, subject to any permission requiring the demolition of the existing buildings on the site, as detailed on the submitted plans, one of which benefits from prior approval under DC/19/1421 (to avoid both developments being carried out) and other relevant detailed considerations.

### **Character and Appearance**

- 6.9 With regards to design, Paragraph 131 of the NPPF states that “...*great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area*”. Policies 25, 32 and 33 of the HDPF require development to be of high quality design which is sympathetic to the character and distinctiveness of the site and surroundings.
- 6.10 The proposal would involve the creation of two semi-detached dwellings located in close proximity to ‘Westlands Farm’ located to the rear of the wider site and some 50m from the highway. The existing building located at the northern extent of the site and granted prior approval for conversion to two dwellings would be demolished, as would a number of other outbuildings on the site. The proposed semi-detached dwellings would be similarly scaled and sited when compared to the existing Westlands Farm, and whilst they would be two-storey in nature, the ridge height would be less than that of the adjoining property.
- 6.11 The proposed semi-detached pair would be designed utilising a half-hipped, barn style roof design, and would be made up of a mixture of clays tiles and exposed timber rafter feet to the roof, ‘live edge’ oak weatherboarding and brick to the external walls and with oak framed windows, doors and open porches to the front elevations.
- 6.12 The design and appearance of the existing buildings to be removed are not considered to be of any architectural remit or value. Following their demolition, the frontage of the site would be opened up, with an area some 50m in depth provided to the highway. This area would be partly utilised for the creation of the proposed parking spaces to the front of the proposed dwellings, with it recommended that conditions are imposed requiring the submission of a landscaping scheme to ensure that the areas where the buildings are removed are restored to a satisfactory level and the curtilage of the properties to be agreed.
- 6.13 The proposed design, as well as the proposed materials pallet to be used for the dwellings, are considered to be appropriate for this countryside setting. It is considered that the design of the proposed dwelling would represent an enhancement to the site when compared to the existing buildings to be removed and would re-site the proposed residential uses further into the site and away from the boundary with the Billingshurst Road. The existing building, whilst it acknowledged that it has prior approval to be converted to dwellings, would be limited in terms of the resulting design and appearance that can be achieved. The proposed semi-detached pair would have a smaller overall footprint when compared to the existing buildings to be removed. Given the modest size and scale of the proposal, coupled with the design of the proposed dwellings, which are considered to relate sympathetically with the landscape, and the location of the site and materials to be used, it is considered that the proposed dwellings would represent an enhancement when compared to the scheme as approved under the prior approval. It is considered that the scheme the subject of this application would be appropriate for this the countryside location, introducing properties of architectural merit and interest, especially when compared to the existing buildings within the wider site which are to be removed.
- 6.14 Notwithstanding the above considerations, the Council are able to deploy more stringent controls over the development within this application when compared to the provisions set of

within the GPDO under the prior approval procedures, with suitable conditions pertaining to the materials and landscaping proposals considered to be appropriate.

- 6.15 The proposals would represent a development which would be of an appropriate scale, and would represent a reduction when compared to the overall footprint of the existing buildings within the wider site to be removed. It is considered that the overall design in terms of the form and character of the properties, and the pallet of materials to be used, would result in a markedly improved appearance when compared to the existing situation within the wider site area and the existing buildings. The design of the semi-detached dwellings would result in an enhancement when compared to the dwellings which would result from implementation of the existing prior approval and would lead to an enhancement of the overall setting of the countryside location. This current full planning application gives greater control over the eventual development of the site, particularly in respect of the detailed design and landscaping matters, and these elements are considered to weigh in favour of supporting the current scheme. As a consequence of the circumstances described above, it is considered that the proposals would accord with policies 25, 32 and 33 of the HDPF as well as paragraph 131 of the NPPF.

### **Amenity Impacts**

- 6.16 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.
- 6.17 The nearest neighbouring property, outside of the ownership of the applicant, is the Sussex Equine Hospital to the east of the site. No windows are proposed within the side elevation overlooking Westlands Farm and whilst a window is proposed to the first floor of the eastern elevation, this will be a secondary window to the master bedroom and will primarily overlook a building associated with the neighbouring commercial site. On this basis it is not considered necessary to require this window to be obscure glazed or non-opening.
- 6.18 The resulting arrangement would not be expected to result in any harmful overlooking between residential occupiers with any overlooking of the currently private rear garden area of Westlands Farm, as a result of the proposed dwellings, at an oblique angle. It is therefore considered that both the existing residents of Westlands Farm and potential future occupiers of the proposed dwellings would have adequate private amenity space to the rear. It is however recommended that a condition is imposed on any permission granted requiring the extent of residential curtilage associated with each of the properties to be submitted and agreed to ensure not only ensure that each of the dwellings has sufficient amenity space but also that the extent of the associated garden areas is appropriate to the countryside setting. It is noted that the dwellings granted prior approval featured only limited outside amenity space to the west (front) of the properties which was likely to be used for associated parking rather than useable garden areas. It is therefore considered that the provision of garden areas to the properties is a design improvement when compared with the consented prior approval scheme.
- 6.19 It is not anticipated that the proposed dwellings would introduce any noise issues or have a detrimental impact on neighbouring properties beyond that of the existing use of buildings or wider site. As such, the proposals are considered to be acceptable on privacy and amenity grounds, and the application is considered to comply with Policy 33 of the HDPF in this regard.

### **Highways Impacts**

- 6.20 Policies 40 and 41 of the HDPF states that development should provide a safe and adequate access, suitable for all users. The proposal would not alter existing access arrangements from Billingshurst Road and there is sufficient on-site space for parking and manoeuvring.

Following consultation with West Sussex County Council as the Local Highway Authority, the proposal is considered to be acceptable on highway safety and transport grounds, with WSCC advising that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

## Conclusion

- 6.21 The site is within a countryside location and has not been allocated for residential development in either the local plan or a neighbourhood plan, and does not represent a use essential to this countryside location. The proposal therefore conflicts with policies 3, 4 and 26 of the HDPF. However, the principle of residential development on the wider site has been established by the recent grant of prior approval for the conversion of an existing building on the site to form two dwellings. This is considered to form a realistic fall-back position carrying significant weight in the planning balance. The proposed development would provide two purpose built dwellings and would represent an improved appearance to the wider site and landscape compared to the development that could otherwise come forward on the site under the prior approval consent.
- 6.22 Therefore, whilst being a departure from the development plan, the proposal is considered to enhance the immediate setting, through the removal of existing structures on the site, and ensure that the development would not result in harm to the countryside setting, neighbouring amenity or highway safety. These benefits compared to the fall-back position provided by the extant prior approval consent are considered to outweigh the conflict with policies 3, 4 and 26 of the HDPF, such that the grant of planning permission is recommended.
- 6.23 Conditions are suggested to ensure adequate boundary treatment, details of the materials to be used, a landscaping scheme to confirm all hard and soft landscaping details/materials, the removal of the existing buildings within the red line site area and the definition of the residential curtilage to serve the proposed dwellings.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.24 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.
- 6.25 **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	212.10	149.77	
		<b>Total Gain</b>	
		<b>Total Demolition</b>	<b>149.77</b>

- 6.26 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.27 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 permitted subject to the following conditions-

- 1 A list of the 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 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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (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 development shall thereafter be carried out in accordance with the approved details. 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).

- 4 **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).

- 5 **Pre-Commencement Condition:** Prior to the commencement of relevant works for the erection of the dwellings hereby approved, the existing buildings, as shown on drawing no. 000 and received 5 August 2020, indicated on the plan as 'To be removed' shall be fully demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenities of the locality and 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 a schedule of materials and finishes and colours to be used for external walls, windows, roofs and doors 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).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until 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 dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

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

- 8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout providing details and locations of enhancement measures, integrated and external bat roosting opportunities and new bat friendly planting has been submitted to and approved in writing by the Local Planning Authority. The inclusion of hedgehog homes and cut-outs in fences, bug boxes and nest boxes for birds should also be considered. 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 and allow the Local Planning Authority to discharge its duties under Section 40 of the NERC Act 2006 (Priority habitats & species) and in accordance with Policy 31 of the Horsham District Planning Framework.

- 9 **Pre-occupation Condition:** Prior to the first occupation of each dwelling hereby permitted, 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).

- 10 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking for the development and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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

- 12 **Pre-occupation Condition:** Prior to first occupation of each dwelling hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary/residential curtilage treatments
- Details of any external lighting
- Existing and proposed lands levels
- Restoration of the areas where the buildings are to be removed

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).

- 13 **Pre-Occupation Condition:** Prior to first occupation of each dwelling hereby permitted, a plan shall have been submitted to and approved in writing by the Local Planning Authority detailing the residential curtilage associated with each of the dwellings. The residential curtilages shall be retained as such and no increase in the size of residential curtilages shall be undertaken without express planning consent from the Local Planning Authority first being obtained.

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).

- 14 **Pre-Occupation Condition:** The proposed dwellings hereby permitted shall not be occupied until a scheme for the provision of electrical vehicle charging points 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 dwellings 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).

- 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 along Coolham Road 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 and 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).

Background Papers: DC/19/2196