

Report to **Planning Committee**
Date **27.01.2020**
By **Director of Planning**
Local Authority **Horsham District Council**
Application Number **SDNP/20/05253/FUL**
Applicant **Mr & Mrs Len & Christine Earl**
Application **Demolition of existing residential dwelling and five outbuildings.
Erection of a detached 3 bedroom dwelling and ancillary building
providing undercover parking and studio/store room with
associated landscaping.**
Address **Greenacres Farm
Washington Road
Storrington
RH20 4AF**

REASON FOR INCLUSION ON THE AGENDA: At the request of Storrington Parish Council

Recommendation: That the application be approved subject to the conditions set out in paragraph 10 of this report.

IMPORTANT NOTE: This application is liable for Community Infrastructure Levy.

Executive Summary

Planning permission is sought for the provision of a single storey dwelling in replacement of an existing residential unit and several outbuildings constituent of Greenacres Farm to the south of Washington Road.

The site is located beyond a defined settlement boundary, in a location which had been previously deemed unsustainable for residential development at appeal subsequent to ref: SDNP/18/06445/FUL. Further to the dismissal of the previous appeal a lawful development certificate has been granted (ref: SDNP/20/01322/LDE) which confirms the status of 'Greenacres Lodge' as a lawfully occupied independent dwelling at Greenacres Farm. This grant of a lawful development certificate, and the status of the proposal as a replacement dwelling as opposed to an additional dwelling, represents a significant change in circumstance since the preceding appeal determination. As the proposal would not effect a material increase in the number of residential units at Greenacres Farm, the proposal would not be considered contrary to the provisions of policy SD25 of the South Downs Local Plan (SDLP) (2019).

It is considered that a replacement dwelling of the scale proposed would not detrimentally influence the availability of small and medium sized housing within the National Park, in compliance with policy SD30 of the South Downs Local Plan (SDLP) (2019) The proposed dwelling is considered of an acceptable design and scale, with the overall consolidation of built form arising from the removal of various existing development deemed beneficial to the appearance and character of the site in accordance with SDLP policies SD4 and SD5.

The information before the Authority, furthermore, suggests that the proposed dwelling would attain COMREPORT

high standards of energy efficiency in addition to an ecosystem services gain, in compliance with policies SD48 and SD2 of the SDLP. It is not considered that the proposal would adversely influence highway safety and/or operation, or unacceptable impact upon the amenities of neighbouring occupiers in compliance with SDLP policies SD5, SD21 and SD22.

Subject to appropriate conditions it is considered that the proposal would not unacceptably impact upon the integrity or quality of local dark skies or International Dark Skies Reserve in compliance with policy SD8 of the SDLP.

It is considered that the proposal would comply with all relevant development plan policy, and therefore, it is recommended that planning permission be granted subject to the recommended conditions.

I Site Description

- 1.1 Greenacres Farm is located to the south of Washington Road, approximately 430m east of the defined built-up area of Storrington. The site comprises of a paddock at its southern extent together with various utility/storage buildings. The site access and shared driveway is included with the defined application site, together with the existing unit of Greenacres Lodge found to the east of the existing site access.
- 1.2 Two replacement dwellings (consented in connection with ref: SDNP/17/03618/FUL and SDNP/18/02874/FUL respectively) have been recently constructed adjacent to the application site at its southern extent. Prior to recent residential development, however, it is understood that the entire extent of Greenacres Farm is understood to have been occupied in connection with holiday accommodation, for which original managers dwelling (Holly Cottage) remains at the north-eastern extent of the Farm. It is considered that the site would satisfy a definition of previously developed land, as defined at Annex 2 to the National Planning Policy Framework (2019).
- 1.3 The site benefits from well-established boundaries to its eastern, western and southern extents, and is further not visible within public views from Washington Road (with the exception of the site access), owing to the degree of set-back to the highway. The site surrounds comprise of small to moderately sized fields typically edged by established vegetation. Some sporadic residential development is identifiable on Washington Road to the north and east of the site, however.
- 1.4 The site falls within the South Downs National Park and corresponding International Dark Skies Reserve. The site is not affected by any statutory heritage, biodiversity or environmental designation.

2 Proposal

- 2.1 Planning permission is sought for the demolition of the existing dwelling of Greenacres Lodge in addition to several utility buildings serving various storage/workshop functions. The proposed dwelling would be sited to the south of the existing dwelling of 'Poppies' accessed via a pre-existing turning head and gated access to the north-east.
- 2.2 The proposed dwelling would be single storey, arranged so as to occupy a 'T' shaped footprint while further incorporating a dual-pitched gabled roof. The proposed dwelling would further benefit from a detached outbuilding serving as a car-port and store to be positioned to the north-west, with the respective garden spaces for the new dwelling extending to the rear. The dwelling would occupy a plot edged by a pre-existing bund to the east, which would separate the dwelling and its garden spaces from an adjacent paddock.

- 2.3 The submitted plans indicate that the proposals would make use of an untreated timber cladding to external elevations, standing seam zinc roofing and aluminium fenestrations.

3 Relevant Planning History

- 3.1 Greenacres Farm possesses an extensive planning history. Applications most relevant to the determination of this application are listed below:

SDNP/20/01322/LDE	Application to confirm the use of Greenacres Lodge as an independent C3 Residential Unit on a date four years previous (Certificate of Lawful Development - Existing)	Application permitted on 30.07.2020
SDNP/18/06445/FUL	Demolition of existing outbuildings and erection of a low level, two bedroom bungalow of 140 sq metres of habitable space	Application refused on 19.02.2019. Appeal dismissed (APP/Y9507/W/19/3226 778) on 12.09.2019
SDNP/18/02874/FUL	Removal of existing mobile home and erection of a single bungalow	Application permitted on 31.08.2018
SDNP/17/06526/LDE	Application to confirm the continuous occupation of 'Ivy Cottage' as a separate and independent residence since 1998 (Certificate of Lawful Development – Existing)	Application permitted on 16.03.2018
SDNP/17/03618/FUL	Proposed demolition of 3x letting cottages and 1x residential managers dwelling and erection of a single three bedroom bungalow	Application permitted on 09.11.2017
SDNP/16/01814/CND	Variation of condition 7 of planning permission ref SR/32/03 to transfer managers accommodation tie to Cottage 3	Application permitted on 23.01.2017
SDNP/15/03779/LDE	Occupancy of Greenacres Cottages for purposes other than holiday accommodation all year round in breach of condition 2 on planning permission SG/9/90 (Certificate of Lawful Development – Existing)	Split decision issued on 24.09.2015
SDNP/14/05872/FUL	Demolition of 4 no. existing bungalows and erection of a single residential bungalow. Removal of restriction on Holly Cottage limiting it to occupation by manager(s) of the holiday let accommodation	Application refused on 02.03.2015
DC/09/1235	Demolition of existing four bungalows and erection of a 3-bed detached cottage with associated access, parking and amenity	Application refused on 29.04.2009
DC/06/2636	Demolition of existing chalet bungalows and outbuildings and erection of 3x3 bed dwellings, associated access, parking and amenity	Application refused on 21.12.2006.

SG/16/02

Erection of replacement managers dwelling

Application permitted on
01.08.2002

4 Consultations

4.1 **Southern Water:** Standing advice received

4.2 **Storrington Parish Council:** Objection:-

Storrington Parish Council resolved to object to the proposal on the basis of the location of the site beyond the defined built-up area of Storrington, and considered that the site was not a sustainable location for residential development. It was, additionally, considered that the proposal would not contribute to countryside amenity and increase urban sprawl within the site.

5 Representations

5.1 A single letter of public representation was received in support of the proposal. The main material ground for support can be summarised as:-

- The proposal is in keeping with other development permitted on this site;
- The proposal does not pose any problems to the area.

6 Planning Policy Context

6.1 Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) , updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

6.2 The development plan policies listed below have been assessed for their compliance with the NPPF and have been found to be compliant with the NPPF.

6.3 The following policies of the South Downs Local Plan (2019) are relevant to this application:

- SD1: Sustainable Development
- SD2: Ecosystem Services
- SD4: Landscape Character
- SD5: Design
- SD7: Relative Tranquillity
- SD8: Dark Night Skies
- SD9: Biodiversity and Geodiversity
- SD11: Trees, Woodland and Hedgerows
- SD19: Transport and Accessibility
- SD21: Public Realm, Highway Design and Public Art
- SD22: Parking Provision

- SD25: Development Strategy
- SD27: Housing Mix
- SD30: Replacement Dwellings
- SD45: Green Infrastructure
- SD48: Climate Change and Sustainable Use of Resources
- SD49: Flood Risk Management

Storrington, Sullington & Washington Neighbourhood Plan 2018-2031 (2019)

6.4 The following policies of the made Neighbourhood Plan are relevant to this application:

- Policy 1 – A Spatial Plan for the Parishes
- Policy 8 – Countryside Protection
- Policy 14 – Design
- Policy 18 – Traffic and Transport
- Policy 19 – Car Parking

7 Planning Assessment

Principle of Development:

- 7.1 Policy SD25 of the South Downs Local Plan (SDLP) (2019) seeks to support development of an appropriate scale within defined settlement boundaries, further, seeking to limit development beyond defined settlement boundary other than in exceptional circumstances, including the appropriate re-use of previously developed land, and where compliant with other relevant development plan policies.
- 7.2 Policy 1 of the Storrington, Sullington and Washington Neighbourhood Plan (SSWNP) (2019), complements the spatial strategy of the SDLP at policy SD25, seeking to support development within the defined built-up area of Storrington, while requiring adherence to relevant countryside protection policy beyond the settlement boundary.
- 7.3 The site is beyond the defined settlement boundary of Storrington, found some distance from locally accessible services and amenities. As previously considered in connection with the appeal subsequent to ref: SDNP/18/06445/FUL, notwithstanding the status of the site as previously developed land, the Inspector considered at paragraphs 7-12 that the site was unsustainable for residential development and contrary to the manner in which policy SD25 seeks to promote and concentrate development.
- 7.4 Further to the dismissal of the appeal subsequent to ref: SDNP/18/06445/FUL the grant of a lawful development certificate pursuant to ref: SDNP/20/01322/LDE establishes the lawful occupation of Greenacres Lodge as an independent dwelling. Planning permission is now sought for the replacement of this existing residential unit, as opposed to the introduction of an additional dwelling as considered pursuant to ref: SDNP/18/06445/FUL. The proposal now before the Authority, therefore, is of a materially different nature to the preceding application and would not affect an increase in the number of residential units in this location, resulting in a greater degree of conflict with SD25 than the pre-existing arrangement.
- 7.5 Policy SD30 of the SDLP does provide an ‘in principle’ policy basis for replacement dwellings beyond the defined settlement boundary. This policy states that replacement dwellings will be permitted where:
- a.) The structure, constituting all new and existing development, does not result in a net increase of more than approximately 30% compared to the gross internal area of the existing dwelling; and

- b.) The replacement dwelling is not overbearing, or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of light and/or privacy.
- 7.6 Policy SD30 has been drafted with reference to the identified shortage of small and medium sized homes within the National Park recognised by the extensive Housing and Economic Development Needs Assessment (HEDNA)(2017) commissioned by the National Park Authority, and reflects the identified need to preserve the supply of small and medium sized housing stock within the National Park.
- 7.6 The existing unit of Greenacres Lodge is modestly proportioned unit, shown to occupy a gross-internal area (GIA) of 27.7m² as described on the submitted plans. The proposed dwelling would benefit from three bedrooms and possess a GIA of 133m², representing a significant increase of ~480% relative to the existing residential unit. In this regard, therefore, the proposal does substantially exceed the approximately 30% limit referenced at policy SD30 in relation to the existing dwelling.
- 7.7 It is considered, however, that the significant percentage increase evident in this instance reflects the diminutive proportions of the existing residential unit of Greenacres Lodge, which would not satisfy contemporary minimum space standards, as opposed to the excessive scale of the proposed dwelling. The proposed dwelling, as a matter of fact and degree, is considered to represent a 'medium' sized dwelling, given the modest 13m² uplift in internal area relative to a 'small' dwelling (120m² or less) defined at paragraph 7.89 of the SDLP.
- 7.8 The published Technical Advice Note concerning replacement dwellings¹, confirms at paragraph 3.8 that the loss of a small dwelling and its extension/and or replacement to form a medium sized dwelling would not reduce the supply of small and medium sized homes within the National Park, irrespective of individual performance against the 30% limit. The proposed dwelling, as a moderately proportioned three bedroomed unit, would further accord with the priority given to the delivery of two and three bedroom market units set out at policy SD27 of the SDLP. It is considered, therefore, that any degree of conflict with policy SD30 in relation to the 30% limit represents a technical conflict, and would not prove contrary to the purpose of the policy in preserving the supply of small and medium sized homes in the National Park, and the broader priority to be given to the delivery of two and three bed market units.
- 7.9 It is, furthermore, noted that the proposal seeks to removal several existing buildings which are in use for storage/workshop purposes incidental to the management of land at Greenacres Farm and in connection with the applicants own domestic occupation at Greenacres Farm. These buildings, cumulatively, occupy a greater area than the proposed dwelling, with the proposal effecting a notable net-decrease in the overall number and area of buildings at Greenacres Farm. While these structures do not form part of the residential unit of Greenacres Lodge, and therefore are not of relevancy to the 30% limited referred to at SD30, the landscape and character benefits to be derived from the removal of existing buildings must be considered in relation to the current proposal.
- 7.10 It is considered that the proposed dwelling is of an acceptable scale and nature, which would not detrimentally influence the supply of small and medium sized housing within the National Park warranting objection in relation to policies SD27 and SD30 where read as a whole and in relation to the purposes of such policy. It is considered, therefore, that the proposal is acceptable in principle, subject to consideration in all other material regards.

Landscape Impact, Character and Appearance:

- 7.11 Policy SD4 of the SDLP provides that development will only be permitted that conserves and enhances landscape character through the retention and enhancement of existing landscape

¹ South Downs Local Plan, Extensions and Replacement Dwellings Technical Advice Note (July 2020) (<https://www.southdowns.gov.uk/wp-content/uploads/2020/07/FINAL-TAN.pdf>)

features, positive design, layout and scale that reinforces distinctive landscape characteristics and the evolution of the landscape and by safeguarding the amenity and experiential qualities of the landscape

- 7.12 Policy SD5 of the SDLP requires a landscape led approach to design, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of an area. Development *inter alia*, will be required to complement landscape character, contribute to local distinctiveness and incorporate architectural design appropriate to its setting in terms of height, massing, density, roof form and relevant detailing.
- 7.13 Policy I4 of the SSWNP seeks to ensure that the scale, massing, height, landscape design, layout and materials of all development reflect the architectural and historic character and scale of built and landscape surrounds.
- 7.14 The proposed dwelling would be sited at the western extent of Greenacres Farm and to the south and east of existing residential development at Poppy and Ivy Cottages. Adjacent residential development is recently constructed and possesses a contemporary character derived from the form, design and use of materials to these dwellings. The proposed dwelling would, broadly, reflect this character through its contemporary form, balance of fenestration and material palette.
- 7.15 As noted by the Inspector subsequent to ref: SDNP/18/06445/FUL at paragraphs 13-15, a dwelling of similar proportions and siting to that now proposed was not considered detrimental to local landscape character or the visual amenities of the public realm. In coming to this conclusion the Inspector noted the well-established boundaries to Greenacres Farm, which provide for a sense of detachment from the surrounding countryside, and the absence of public views given the degree of removal from Washington Road.
- 7.16 It is not considered that the proposed dwelling would prove visible within public views, or detrimentally influence the setting of surrounding landscape by virtue of its single storey height and boundary treatments already present to the perimeter of Greenacres Farm. The removal of a series of outbuildings and associated hardstand present to the western extent of the Farm would reduce a sense of sprawl within Greenacres Farm itself, and is deemed beneficial to the visual amenities of Greenacres Farm and on approach to the proposed dwelling.
- 7.17 Overall it is considered that the proposed dwelling is of an acceptable simple design which would appropriately reflect the character of recent contemporary development undertaken in the vicinity, while further of a scale and siting which would not result in harm to broader landscape character and distant views. The proposal, furthermore, would represent a net-reduction in built-form present to Greenacres Farm and would redress a sense of sprawl currently appreciable along its western boundary. It is considered, therefore, that the proposal would comply with policies SD4 and SD5 of the SDLP, in addition to policy I4 of the SSWNP.

Amenity:

- 7.18 Policy SD30 of the SDLP, *inter alia*, seeks to ensure that replacement dwellings do not result in detriment to the amenities of neighbouring occupiers by reason of overbearingness, light and/or privacy. Policy SD5, further, *inter alia*, would require that development is designed so as to have regard of the amenities of surrounding uses and occupiers.
- 7.19 The proposed dwelling would be sited at a distance of approximately 27m opposite the existing dwelling of Poppies. Mutual views would be attained towards the respective principal elevation of each dwelling, where a degree of overlooking would not be unexpected, further being attained at some distance. It is, therefore, not considered that any degree of mutual inter-visibility which would arise between future and existing occupiers would prove unacceptable.
- 7.20 It is, furthermore, considered that the dwelling is of a siting and scaling which would not result in a material loss of light and or unacceptable sense of enclosure to neighbouring occupiers.

Parking, Highways Safety and Operation:

- 7.21 The proposed dwelling would make use of a pre-existing highway access onto Washington Road, which serves five existing dwelling within and adjacent to Greenacres Farm. The proposal would not be considered to result in a significant increase in vehicular movements with regard to the removal of an existing residential unit and the removal of various storage/workshop buildings.
- 7.22 As considered by the Local Highways Authority in relation to ref: SDNP/18/06445/FUL an additional dwelling was not considered to give rise a highway safety and/or operation concern, with no objection previously raised to this preceding proposal on highways grounds. It is not considered that there has been any significant change in circumstance which would warrant an alternative conclusion in this regard.
- 7.23 Parking facilities proposed forward of the proposed dwelling are sufficient to accommodate several parked vehicles whilst not compromising the ability of vehicles to turn and manoeuvre onto the publicly maintained highway in a forward gear.
- 7.24 Subject to conditions requiring the delivery of cycle-parking facilities, indicated to be provided to the proposed outbuilding, together with electric vehicle charging facilities, it is considered that the proposal would prove compliant with policies SD21 and SD22 of the SDLP.

Sustainable Construction:

- 7.25 Policy SD48 of the SDLP (2019) requires residential development to incorporate sustainable design features as appropriate and to limit water use to 110 litres per person per day and achieve (or exceed) a 19% carbon dioxide reduction improvement against Part L (2013) of the building regulations.
- 7.26 The submitted planning, design and access statements make extensive reference to measures designed to enhance the sustainability and energy performance of the proposed dwelling. As explained at part 3.3 of the submitted design and access statement, these measures would include the provision of triple glazing, an air-tight built fabric and well insulated walling/flooring elements. Reference is additionally made to the provision of an air source heat pump. An energy statement providing a detailed explanation of anticipated energy performance and relative Co2 reduction through energy efficiency and/or means of on-site renewable generation, has not been provided, however, such principles are welcomed and indicate deliberate consideration of means to reduce resource use.
- 7.27 It is considered that appropriate detail by means of a condition to demonstrate that the proposal would achieve the 19% Co2 reduction relative to existing Part L of the Building Regulations (2013), in addition to a 20% on-site reduction in Co2 resulting from green energy provision in accordance with the provisions of the adopted Sustainable Construction Supplementary Planning Document².

Ecosystem Services:

- 7.28 Policy SD2 of the SDLP (2019) provides that development will be permitted that secures an overall positive impact on the ability of natural environment to contribute goods and services. Development should incorporate high quality design and deliver opportunities to sustainably manage the use of resources, mitigate/increase resilience to the impacts of climate change, improve public health and improve habitats and biodiversity.
- 7.29 This application is accompanied by an ecosystem services report, which intended measures to

² Sustainable Construction Supplementary Planning Document (2020) (<https://www.southdowns.gov.uk/wp-content/uploads/2020/08/Sustainable-Construction-SPD-FINAL-25-Aug-2020.pdf>)

reduce resource use (interrelated to the preceding section of this report), together with enhancements to biodiversity and ecology arising from the removal of existing structures and hardstand in addition to the provision of new native planting.

- 7.30 The submitted ecosystem services report does not describe, in detail, where additional planting will be undertaken, though, subject to the receipt of details in connection with an appropriately worded landscaping condition, together with further technical assessment in relation to Co2 reduction, the provisions of policy SD2 are deemed satisfied in this instance.

Dark Night Skies:

- 7.31 Policy SD8 of the SDLP (2019) provides that development will be permitted that conserves and enhances the intrinsic quality of dark night skies and the integrity of the Dark Sky Core. Development must demonstrate that all opportunities to reduce light pollution have been taken, including the avoidance of unnecessary lighting and appropriate mitigation where unavoidable.
- 7.32 The application site is located within Dark Skies Zone EI (b), described as a transition zone present to the perimeter of the International Dark Skies Reserve. These transition zones separate the darker elements of the Reserve (zones EI (a) and E0), from brighter areas, though, may still benefit from a high measured sky quality in rural areas.
- 7.33 As described in the submitted planning statement, and shown on the submitted plans, the proposed dwelling would not incorporate roof-glazing in the form of rooflights/lanterns, with a proportionate ratio of glazed and solid horizontal surfaces incorporated. It is not considered that the design of the proposed dwelling would detrimentally influence local sky quality or conditions, accordingly.
- 7.34 The submitted planning statement, at paragraph 11.25, makes reference to the intended provision of a minor amount of external lighting. In principle it is considered that a small amount of timed/triggered external lighting for safety/security purposes could prove appropriate in the transition zone of the Dark Skies Reserve, subject to the receipt of details relating the composition, orientation and amount of such lighting which can be secured by means of condition.

8 Conclusions

- 8.1 It is considered that the proposed replacement dwelling would not adversely influence the supply of small and medium sized housing within the National Park, therefore, is deemed to comply with the Authority's overarching strategy for replacement dwellings and the provision of market housing at Policies SD27 and SD30.
- 8.2 The proposed dwelling is considered of an acceptable design, scale and siting, with the proposals overall considered to result in a minor benefit to local character and appearance through a net-reduction in built-form and footprint in compliance with Policies SD4 and SD5 in addition to policy 14 of the SSWNP.
- 8.3 Subject to appropriately worded conditions it is considered that the proposal would achieve acceptable standards of energy efficiency and renewable energy generation in accordance with policies SD48 and the adopted Sustainable Design SPD. The removal of existing structures/hardstand, reductions in resource use, together with new native planting would achieve an ecosystem services gain, further, in compliance with policy SD2.
- 8.4 It is not considered that the proposal would adversely influence the amenities of neighbouring occupiers, highway safety and operation or the integrity of the International Dark Skies Reserve.
- 8.5 Overall, therefore, it is considered that the proposal would comply with all relevant development

plan policy, and is recommended for approval accordingly, subject to the conditions set out below.

9 Conditions

9.1 It is recommended that planning permission be granted subject to the conditions set out below.

- 1 A list of the approved plans.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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 SD50 of the South Downs Local Plan (2019)

4. **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained;
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers;
- Details of all hard surfacing materials and finishes;
- Details of all boundary treatments;
- Details of all external lighting, including positioning, orientation and composition

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 or retained 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 its landscape and built surroundings, in the interests of visual amenity, so as to achieve an ecosystem services net gain and preserve the integrity of the International Dark Skies Reserve in accordance with policies SD2, SD4, SD5 and SD8 of the South Downs Local Plan (2019).

5. **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until optional requirement G2 to the Building Regulations 2010 (as

amended) to limit water usage of that dwelling to 110 litres per person per day has been achieved. Water limiting measures to meet this standard shall thereafter be permanently retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy SD48 of the South Downs Local Plan (2019)

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

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards national objectives for pollutants in accordance with Policies SD22, SD23 and SD48 of the South Downs Local Plan (2019)

7. **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied unless and until cycle parking facilities have been provided within the outbuilding hereby approved, as detailed on plan ref: 0194/PA/200 dated 17.11.2020. Cycle parking facilities, therefore, shall be retained as approved.

Reason: To ensure the adequate provision of cycle parking and to promote sustainable modes of travel in accordance with Policy SD22 of the South Downs Local Plan (2019)

8. **Pre-Occupation Condition:** Prior to the occupation of the development hereby permitted or in accordance with a programme to be agreed in writing with the Local Planning Authority an as-built stage sustainability report shall be submitted to and approved in writing by the Local Planning Authority.

For energy this must demonstrate:

- a) Predicted CO2 emissions for the new dwelling to be at least 19% reduced through the energy efficiency of the buildings. compared to the target emission rate baseline set by building regulations
- b) Predicted CO2 emissions for the new dwelling to be at least 20% reduced through the use of on-site low or zero carbon energy generation compared to the target emission rate baseline set by building regulations.

Reason: To ensure an environmentally sustainable development in accordance with policies SD2 and SD48 of the South Downs Local Plan (2019) and in accordance with the adopted Sustainable Construction Supplementary Planning Document (2020)

9. **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted the parking, turning and access facilities necessary to serve the dwelling shall be constructed and made available for use as approved on plan ref: 0194/PA/200, dated: 17.11.2020

Reason: To ensure the adequate provision of parking and turning facilities in accordance with policy SD22 of the South Downs Local Plan (2020).

10. **Regulatory Condition:** The dwelling materials, colours and finishes to the hereby approved shall match those indicated on the approved elevations, ref:

0194/PA/203, 0194/PA/204, 0194/PA/205, 0194/PA/206 unless details of alternative materials, colours and/or finishes are submitted to and approved in writing by the Local Planning Authority prior to the commencement of relevant works above ground floor slab level.

Reason: To ensure a satisfactory development that is sympathetic to its landscape and built surroundings, in the interests of visual amenity and in accordance with Policy SD5 of the South Downs Local Plan (2019)

11. **Regulatory Condition:** No external lighting or floodlighting shall be installed within the curtilage of the dwelling hereby approved, other than as approved in connection with an approved landscaping scheme.

Reason: To preserve the intrinsic quality and integrity of the International Dark Skies Reserve in accordance with Policy SD8 of the South Downs Local Plan (2019).

12. **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, C and E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity, to preserve the integrity of the International Dark Skies Reserve and to preserve the supply of medium sized housing within the National Park, in accordance with Policies SD5, SD8, SD27 and SD30 of the South Downs Local Plan (2019).

13. **Post-Occupation Condition:** Upon the occupation of the building hereby permitted the existing dwelling known as 'Greenacres Lodge', together with existing storage and workshop buildings identified for demolition, as detailed on plans ref: LCEGF- 115 1630 (dated February 2020), 0194/PA/101, 0194/PA/102, 0194/PA/103, 0194/PA/105 and 0194/PA/106 (dated: 17.11.2020) shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: The retention of an existing dwelling in addition to the dwelling hereby approved would result in an increase in the level of residential occupancy, contrary to the provisions of policy SD30 of South Downs Local Plan (2019), and to avoid a proliferation of buildings to the detriment to the character of the area contrary to policies SD4 and SD of the South Downs Local Plan (2019).

10. Crime and Disorder Implications

- 10.1 It is considered that the proposal does not raise any crime and disorder implications.

11. Human Rights Implications

- 11.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

12. Equality Act 2010

- 12.1 Due regard has been taken of the South Downs National Park Authority's equality duty as

contained within the Equality Act 2010.

13. Proactive Working

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Tim Slaney
Director of Planning
South Downs National Park Authority

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Appendices	Appendix I - Plans Referred to in Consideration of this Application

Background Documents:
SDNP/20/05283/FUL

Appendix I – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Existing and Proposed Location Plan	0194/PA/100	REV A	25.11.2020	Approved
Plans - Existing and Proposed Block Plan	0194/PA/101		25.11.2020	Approved
Reports - Design and Access Statement	NONE	REV A	08.12.2020	Approved
Reports - Planning & Noise Statement	NONE		25.11.2020	Approved
Plans - Existing Floor and Elevations Buildings 1 Workshop	0194/PA/102		25.11.2020	Approved
Plans - Existing Floor and Elevations Buildings 2 Store	0194/PA/103		25.11.2020	Approved
Reports - Ecosystem Services Report	NONE		25.11.2020	Approved
Plans - Floor and Elevations The Lodge	LCEGF-115		25.11.2020	Approved
Plans - Proposed Section and Elevation	0194/PA/300		25.11.2020	Approved
Plans - Proposed West Elevation	0194/PA/206		25.11.2020	Approved
Plans - Proposed South Elevation	0194/PA/205		25.11.2020	Approved
Plans - Proposed East Elevation	0194/PA/204		25.11.2020	Approved
Plans - Proposed North Elevation	0194/PA/203		25.11.2020	Approved
Plans - Proposed Roof Plan	0194/PA/202		25.11.2020	Approved
Plans - Proposed Floor Plan	0194/PA/201		25.11.2020	Approved
Plans - Proposed Site Plan	0194/PA/200		25.11.2020	Approved
Plans - Existing Floor and Elevations Buildings 5 - Field Shelter	0194/PA/106		25.11.2020	Approved
Plans - Existing Floor and Elevations Buildings 4 - Stable	0194/PA/105		25.11.2020	Approved
Plans - Existing Floor and Elevations Buildings 2 - Store	0194/PA/103			Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.