



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 22nd June 2021

DEVELOPMENT: Erection of 4 No. detached dwellings with associated access, parking and landscaping.

SITE: Coppice Hanger Church Hill Pulborough West Sussex RH20 1AB

WARD: Pulborough, Coldwaltham and Amberley

APPLICATION: DC/20/2481

APPLICANT: **Name:** Purple Pepper Partnership Ltd **Address:** C/O WS Planning & Architecture Europe House Bancroft Road Reigate RH2 7RP

REASON FOR INCLUSION ON THE AGENDA: Eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Councillors Clarke, Donnelly and Van Der Klugt

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the erection of 4 detached dwellings on the land to the south of the existing dwelling, the Coppice Hanger. The proposed development would be served by a new access from Church Hill to the east along with associated parking and landscaping.
- 1.2 The site incorporates a total area of 0.47 hectares and the proposed development would result in a density of 8.4 dwellings per hectare. The layout of the proposed scheme comprises two, five bedroom dwellings at the northern upper section of the site and two, five bedroom dwellings at the southern lower section of the site with the access road located centrally within the site. A proportion of garden space would be retained to serve the Coppice Hanger to the south of the existing dwelling. The properties would comprise detached two storey dwellings of contemporary design with pitched roofs and a single

storey flat roofed projection to the rear which would incorporate a green sedum roof. Buildings A and B would be situated at a slightly elevated position to the dwellings in the lower section of the site. Buildings A and B would incorporate grey natural stone cladding and grey weathered horizontal timber planks to the external walls with grey ceramic roof tiles and grey windows and doors. Buildings C and D would comprise natural terracotta colours of clay and bricks with the external walls comprising red brick and terracotta coloured ceramic plants and the pitched roofs finished in natural clay tiles.

- 1.3 The vehicular crossover to serve the proposed development would be from Church Hill and measure a total width of 5.2 metres. Each dwelling would have 3 parking spaces, comprising an integral double garage, one external parking bay and additional parking to the front of each dwelling. Two visitor parking are also proposed between Buildings C and D. The proposed dwellings would have refuse bin facilities adjacent to their parking areas.
- 1.4 Amended plans and additional documents have been received during the consideration of this application which have made the following amendments to the original scheme:
- The scheme has been reduced from six dwellings (2 x 5 bedroom detached dwellings & 4 x 3 bedroom semi-detached dwellings) to four x 5 bedroom detached dwellings.
 - The proposed crossover serving the development has been reduced in width, from 6 metres to 5.2 metres and additional planting included either side of the proposed access.
 - Building B has been re-positioned further west and re-orientated to face west to provide an improved relationship between this proposed dwelling and the host dwelling, the Coppice Hanger.
 - Buildings C and D have been reduced to detached dwellings with no accommodation within the roof space of these dwellings.
 - Building D has been moved further to the west to lessen views of the proposed development from Church Hill and within the Conservation Area.
 - Building C has been repositioned further to the north, to increase the separation distanced between the dwelling and the southern boundary trees. Building C has also been re-orientated further to the north-east to provide a more spacious layout and a better degree of amenity space to serve this dwelling.
 - A specification of the green sedum roofs have been submitted.

DESCRIPTION OF THE SITE

- 1.5 The site has an area of 0.47 hectares and is located on the western side of Church Hill (A29). The site is located within the defined built up area of Pulborough and in the Pulborough (Church Place) Conservation Area.
- 1.6 The site comprises the majority of an extensive garden serving the Coppice Hanger, a two storey dwelling situated in the north-eastern part of the site. The majority of the garden to the south of the dwelling slopes down reflecting the steep slope along Church Hill. The site is screened by woodland to the north and hedging and trees to the east, facing Church Hill to the south.

- 1.7 To the north of the site is a dense mature tree buffer which screens the site from St Mary's Church, a Grade I Listed Building located 60 metres to the north. To the west is Laurel Cottage, a newly converted dwelling formerly in the ground of Ashley House. To the south are three listed cottages, Saddlers, Horncroft and Old Timbers, which front Church Hill. To the south, the vacant shop/residential building, Ransoms, has planning permission for redevelopment to flats (DC/13/0970 relates) and Swan Court comprises offices accessed from Station Road.
- 1.8 Planning permission, DC/05/2679, was previously refused for the development of eight dwellings and five apartments on this site on the basis that the development would have comprised overdevelopment of the site which would have been detrimental to the character and appearance of the conservation area. A subsequent application, DC/07/2695, for seven dwellings was submitted and considered by the Planning Committee in April 2008. Concerns were raised regarding the scale and density of the development on this elevated and sloping site which was considered to constitute overdevelopment of the site. This quantum of development and the means of access was also considered to be detrimental to the character and appearance of the conservation area. A formal decision was not though issued by the Council in respect of application DC/07/2695 as an appeal against the Council's non-determination of the application was lodged, and subsequently withdrawn by the Appellant.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- 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 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 41 - Parking

Supplementary Planning Guidance:

Pulborough Design Statement - May 2013

Pulborough Conservation Area Appraisal & Management Plan – January 2018

RELEVANT NEIGHBOURHOOD PLAN

The Draft Pulborough Neighbourhood Plan is currently out to Regulation 16 consultation which ends on the 7th June 2021. Given the current stage of the draft neighbourhood plan, only limited weight can be given to the relevant policies listed below:

Policy 1: A Spatial Plan for the Parish

Policy 15: Design

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/05/2679	Erection of 8 dwellings and 5 apartments with associated works and alterations to existing access	Application Refused on 08.09.2006
DC/07/2695	Erection of 7 dwellings (comprising 3 x 5-bed, 1 x 4-bed, 1 x 3-bed and 2 x 2-bed dwellings) with associated works and alterations to access	Appeal Against Non-Determination withdrawn 17.11.2008

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

HDC Conservation

(Original Plans): Comment.

A key characteristic of the conservation area is the relationship between the principal ribbon development of the historic core and the greensand ridge to the north. The hanger provides a clear backdrop against which the ancient river crossing and core of the settlement is experienced. The view from Swan Bridge looking north is an important one within the conservation area and contributes to the setting of the scheduled ancient monument and listed buildings in this part of the conservation area.

If the principle of development is acceptable then the dwellings should be perceived as nestled within the hanger with only glimpses of clay tile roofs between the trees, even in winter. I take some reassurance from the photomontage submitted as part of the application. I am satisfied the impact on views through the conservation area from Swan Bridge will not be detrimental to the character of the conservation area. However, I am now made aware of the conspicuous change to the character of Church Hill resulting from the access to the development and the proximity of the semi-detached pair E & F to the site boundary. Church Hill has a rural character in contrast to other parts of the village especially along Lower Street. This transition between the nodes of the London Road/Lower Street junction and the junction with Church Place/Old Rectory Lane is important in reinforcing the village character of Pulborough and its historic interest in contrast to where this village character is diluted by the mid- and late twentieth century suburban infill development.

My concern is that the highway requirements for the access road and the proximity of units E & F to the site boundary will have a detrimental impact on the character of the conservation area and create a more suburban character in the wider setting of the listed buildings around St Mary's and Swan Corner. I wonder if reducing the number of units to allow greater distance between the dwellings and the road boundary would help in this respect; allowing the retention of a thicker treed boundary.

I am satisfied the design of the houses is acceptable in principle. I am happy to support an architecture for the twenty first century where this reflects its context. The use of traditional

clay tile roofs will anchor the more modern design to the typical vernacular character of buildings elsewhere in the conservation area.

I am concerned about the orientation of the houses though and their relationship with the southern boundary of the site. It is vital that the mature tree boundary along this southern edge is retained and maintained as this will conceal the proposed houses from Swan Corner and possibly also from Swan Bridge. The rear gardens of these dwellings C/D & E/F are not large and despite their southerly aspect will be shadowed by the trees on this boundary. I imagine there will be pressure to remove or reduce the height of these trees in the future to allow more natural light and sunshine into the properties and gardens. This will potentially increase the conspicuousness of the dwellings on the hillside and detrimentally change the views from Swan Corner and Swan Bridge. I am also conscious that these dwellings have attic accommodation but are not provided with dormers or roof lights facing south. This is important in reducing the conspicuousness of the development when viewed from the south. However, I can imagine there will be a desire in the future for residents to want views towards the South Downs from these rooms. Even if we remove permitted development rights the desire will remain and we will be under pressure to permit these additional windows. I do wonder if the reduction of units and the reorientation of the dwellings along this southern boundary will provide larger gardens with less shading and less opportunity to advertise their presence through light pollution from high level windows. I do think this should be investigated and assessed by the applicant.

As presented I am concerned the proposal will result in harm to the character of the conservation area and the wider setting of the group of listed buildings to the north and south. The level of harm lies between the lower and middle points on the scale of less than substantial and should be balanced against the public benefits of the scheme. If you are minded to permit I can suggest conditions to mitigate this harm.

HDC Conservation

(Amended Plans): Support.

I can now support an application without serious reservation. A condition is recommended to secure detailed sections of the buildings and samples of materials and finishes.

HDC Arboricultural Officer:

(Amended Plans): No Objection.

The reduction of the number of units at the site places the new homes at a greater distance from the trees along the southern boundary than was shown in the previous site layout for the scheme, and the dwellings are now situated an acceptable distance from these trees. Even with the new location of properties, it is likely that the rear gardens of properties C and D will experience some reduction in light levels during certain times of the day, as a result of shade cast by the trees on the southern boundary. This is an inevitability of nature, which could easily be attended to by some minor surgery to reduce the height and spread of the trees.

Given that the trees that are due to be retained as part of the proposed development lie within the Pulborough Conservation Area this does afford them some degree of protection. Whereby any future resident would be required to submit a Conservation Area notification to the Council before undertaking certain works. If it was considered that the proposed works would adversely harm the trees or the character and amenities of the locally then the trees could be protected by a TPO, which would give the Council the ability and restrict the level of reduction to a more appropriate amount as befits the trees or refuse the application outright.

In regards to the proposed tree removal at the site, from the information provided in the supporting tree survey the trees earmarked for removal do not appear to have any particular or especial merit, and I have no objection to their removal. The tree protection

measures for the trees due to be retained seem to be sufficient. I have no concerns in regards to this aspect of the development.

HDC Drainage Engineer: No Objection.

No objections to the surface water drainage strategy proposed. Conditions recommended to show foul and surface water drainage, plus evidence to show that an agreement is in place for the ongoing maintenance of any SuDS systems over the lifetime of the development; and/or evidence that the SuDS will be adopted by third party.

HDC Landscape: Comment.

The majority of the trees on this southern boundary are deciduous and the proposed dwellings will sit closer to the boundary than the existing dwelling therefore, it's feasible that the proposed dwellings may be visible during the autumn and winter months. We are generally satisfied with the tree assessment submitted and the protection and construction measures proposed, though we would have liked to have seen the layout incorporate the retention of T18 (Maidenhair Cat A), however new tree planting is proposed as part of the scheme, which would contribute to mitigating the loss. If approval is recommended, it is advised the following recommendations are taken into consideration:

- The additional tree planting adjacent to the proposed access should be shown on the landscape proposals plan.
- The retention of the existing mature trees on the southern and northern boundaries is supported. However, it is advised that these are protected under a covenant or preservation order to ensure their long term protection.
- There is a considerable level change between the proposed dwellings and Church hill. We would therefore advise that boundary treatments and mitigation planting are sensitively considered.
- Conditions should be included for a landscape management plan, detailed soft and hard landscape plan and detailed boundary treatment plan.

OUTSIDE AGENCIES

WSCC Highways:

(Original Plans): No Objection

The Local Highways Authority raises no highway safety concerns to this application. The applicant proposes a new 6m wide vehicular access onto Church Hill. The applicant had demonstrated suitable vehicular visibility splays of 2.4m x 43m in both directions at the proposed point of access onto the maintained highway. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposed scheme proposes 18 car parking spaces which would meet requirement of 15 parking spaces in relation to the WSCC Car Parking Demand Calculator. The site is located within walking distance of shops, a school and public transport. Cycling is a viable option. Conditions recommended to secure implementation of access in accordance with submitted drawings, parking spaces, cycle parking and Electric Vehicle charging.

WSCC Highways

(Amended Plans): No Objection.

The Local Highways Authority raises no highway safety concerns to this application. The proposed parking provision is in accordance with the WSCC Car Parking Demand Calculator. The garages and parking bays are suitably sized and on-site turning is achievable, allowing cars to exit the site in a forward gear. Cycle parking can be accommodated in garages. Conditions recommended to secure implementation of access

in accordance with submitted drawings, parking spaces, cycle parking and Electric Vehicle charging.

WSCC Fire & Rescue: Comment.

Currently the nearest hydrant to the proposed properties is 200 metres away. The supply of water for firefighting for domestic properties should be within 175 metres. Recommends condition to secure one fire hydrant or stored water supply.

Ecology Consultant

(Original & Amended Plans): Comment.

We note that the site lies within the 6.5km key conservation area, as identified in the Sussex bat SAC planning and landscape scale enhancement protocol and the Local Planning Authority will therefore need to prepare a Habitats Regulations Assessment (HRA) screening report for this application. Given the site is approximately 3.8km from The Mens SAC, any habitat which is critical for sustaining the populations of Barbastelle bats associated with the SACs is often referred to as functionally- linked habitat. As all boundary vegetation is being retained and not illuminated, it is considered that there are no impacts to habitats used by bats from the development and therefore no mitigation measures need to be considered in the HRA report. The wildlife sensitive lighting scheme is precautionary to avoid impacts on the nearby woodland and buildings on site which are being retained. Although the site lies within 1km of the Arun Valley SAC, SPA and Ramsar site, there is no hydrological connectivity and it is the other side of an urban area. No mitigation measures are needed to avoid a likely significant effect on these wetland Habitats sites either. We recommend that the LPA should record a conclusion of No Likely Significant Effect within their HRA screening report and an Appropriate Assessment of impacts is therefore not triggered. Conditions recommended to secure mitigation and enhancement measures in Preliminary Ecological Appraisal, a construction environmental management plan for biodiversity, a biodiversity enhancement strategy and a wildlife sensitive lighting scheme.

Southern Water

(Original & Amended Plans): Comment.

Southern Water requires a formal application for connection to the public foul sewer to be made. Under certain circumstances SuDS drainage will be adopted by Southern Water.

PUBLIC CONSULTATIONS

Pulborough Parish Council

(Original Plans): Objection.

The road access onto the A29 at Church Hill is of concern, this is a very narrow road and highway issues have been previously identified with WSCC. The exterior style is out of keeping with the conservation area.

Pulborough Parish Council

(Amended Plans): Objection.

Objection due to access onto Church Hill and this site is not in Pulborough's Neighbourhood Plan.

11 letters of objection have been received from 9 separate households/bodies within the district. The comments made are summarised below:

- Overdevelopment of the site
- Impact on the appearance of the conservation area
- Impact on ecology
- Visibility and safety of access
- Surface water drainage concerns
- Contrary to Neighbourhood Plan and is not an allocated site

- Unsustainable location
- Light pollution
- Design does not support Neighbourhood Plan requirements for smaller affordable homes
- Harmful to views of St Mary's Church which is Grade I Listed
- Loss of privacy to Ashley House and Laurel Cottage

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle

- 6.1 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built up areas. Any infilling will be required to demonstrate that it is of appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.2 The application site lies within the built up area of Pulborough, which is categorised as a 'larger village' within policy 3 of the HDPF. These are villages with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and/or bus services.
- 6.3 Given the location of the site within the built up area, it is considered that the principal of infill development would be acceptable subject to other material considerations as outlined in the following sections of this report. The site currently comprises a large expanse of garden land serving the existing dwelling, the Coppice Hanger, which is sited towards the southern end of the Church Hill and is surrounded by predominantly residential development to the east and west and south. Whilst it is noted that there are a number of issues to be carefully considered, Officers are of the view that the site comprises a logical location, close to existing residential development and capable of accommodating a level of residential infill development.

Heritage & Visual Impacts

- 6.4 Paragraph 193 of the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.5 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), sets out the general duties of planning authorities in respect of Conservation

Areas, stating that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

- 6.6 Policies 32 and 33 of the Horsham District Planning Framework (HDPF) promotes development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. Policy 34 of the HDPF states that development should reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.
- 6.7 Whilst it is acknowledged that the Draft Pulborough Neighbourhood Plan is not yet made, the policies give the general direction of policies within the Pulborough Parish. Policy 15 of the draft Neighbourhood Plan specifically states that development should reflect the architectural and historic character and scale of the surrounding buildings and landscape. In particular, the effects of development should respect any conservation area within the Parish.
- 6.8 The application site is located within the Pulborough (Church Place) conservation area. To the south are three listed cottages, Saddlers, Horncroft and Old Timbers, which front Church Hill. St Mary's Church, a Grade I Listed Building lies 55 metres to the north-east of the application site. In relation to the previous applications for infill development on this site, it is noted that particular concerns were raised in relation to the quantum and scale of residential development previously proposed on this elevated and sloping site which was considered to be detrimental to the character and appearance of the conservation area. During the consideration of this application the Applicant has sought to address the initial concerns raised by Officers and the Council's Conservation Officer in relation to the original scheme submitted for six dwellings and the impact of the development on the character and appearance of the conservation area. The amended plans have reduced the scheme to four dwellings, altered the position and orientation of the dwellings within the site, reduced the width of the crossover and included additional landscaping adjacent to the eastern roadside frontage of the site.
- 6.9 A key characteristic of the conservation area is the relationship between the principal ribbon development of the historic core and the greensand ridge to the north. The village has evolved with a connection to the river as a key transport link. There is a clear appreciation of Lower Street as the principal road running parallel with the river with access lanes running down to the river and to the higher ground to the north. Historic, and some modern, development can be seen rising up above Lower Street to meet with and running along Rectory Lane. The historic and later development north of Lower Street and rising up the ridge is not readily perceptible from Lower Street and where it is visible it is often partially concealed by trees. Pulborough has a perceptible sylvan character despite the relatively high density and tight grain of development within the historic core.
- 6.10 The relative difference in levels between the historic route junction of Lower Street and the Old London Road and the top of the ridge is stark. The southern slope is well treed and this hanger is a characteristic type of Greensand woodland. The hanger provides a clear backdrop against which the ancient river crossing and core of the settlement is experienced. The view from Swan Bridge looking north, towards the site, is important within the conservation area and contributes to the setting of the scheduled ancient monument and listed buildings in this part of the conservation area.
- 6.11 It is therefore considered important that the development is perceived as nestled within the hanger with only glimpses of the roofs of the dwellings seen between the trees, even during the winter months. Pre-application discussions have highlighted the importance of this view within the conservation area and the submitted photomontage provide some comfort that the proposed development would not be detrimental to views through the conservation

area from Swan Bridge or to the overall character and appearance of the conservation area.

- 6.12 The original plans submitted with this application proposed six dwellings on the site, with four houses (comprising two pairs of semi-detached dwellings) located within the lower southern section of the plot. These four dwellings would have been orientated with their rear aspects facing east and at the closest point the dwellings would have been within 1 metre of the tree canopies along the southern boundary of the application site. The Council's Conservation Officer raised some initial concerns in relation to the orientation of these houses and their relationship with the southern boundary of the site. It is considered important that the mature tree boundary along this southern edge is maintained as this would conceal the proposed houses from the important views of the site from Swan Corner and possibly from Swan Bridge. Given the limited gardens depths of the four semi-detached properties in the lower half of the site on the original scheme, there was concern that their southerly rear aspects would be mostly shadowed by the trees along the boundary which could lead to future resident pressure for works to these trees to allow more natural light and sunshine into the properties and gardens. The Council's Conservation Officer raised concerns that this could potentially increase the conspicuousness of the dwellings on the hillside and detrimentally change the views from Swan Corner and Swan Bridge.
- 6.13 Concern were also raised regarding the accommodation proposed in the roof space of the four southern dwellings and the possibility of occupiers wishing to convert this space to rooms with dormers and roof lights facing south. The provision of windows or roof lights at this upper level would increase the prominence of the proposed dwellings when viewed from the views to the south. Whilst this could have been controlled by a planning condition to remove permitted development rights relating to roof extensions or alterations, there was concern that the Council could face future pressure for this type of development which could harmfully impact on an important view within the conservation area. The reduction of the scheme from six to four dwellings has had multiple benefits, improving the overall layout of the development, particularly in the southern part of the site, which is now considered to be more spacious. This provides a better transition between the denser nature of building to the south of the site and the more spaciouly positioned buildings within plots to the north.
- 6.14 The amended plans also show that Building C has been moved approximately 5 metres further forward to the north, away from the tree line and has been re-orientated to the north-east. The dwellings would also incorporate no roof space accommodation which would lessen the likely desire for future residents to want to install roof lights and dormer extensions facing south. The reduction of units and the reorientation Building C has provided larger gardens to the dwellings in the southern part of the site, with less overall shading and less opportunity to advertise their presence through light pollution from high level windows.
- 6.15 The reduction of Building D to a single detached dwelling has also enabled this property to be set back a further 4 metres from Church Hill to the east in comparison to the original plans. Building D would be located 13.1 metres from Church Hill. This amendment along with the reduction in the width of the proposed vehicular crossover from 6 metres to 5.2 metres with additional landscaping proposed to the north and south of the proposed access would reduce the visual prominence of the proposed development from Church Lane to the east. This amendment responds to the initial concerns made by the Conservation Officer in relation to the conspicuous change to the character of Church Hill resulting from the access to the development and the proximity of the semi-detached pair dwellings to the site boundary. Church Hill has a rural character in contrast to other parts of the village especially along Lower Street. This transition between the nodes of the London Road/Lower Street junction and the junction with Church Place/Old Rectory Lane is important in reinforcing the village character of Pulborough. The proposed revisions to the

spacing and layout of the development, along with the reduction in the width of the access and additional landscaping would allowing the retention of a thicker treed boundary adjacent to the roadside boundary. The proposed development would be perceived more subtly within its coppice setting, retaining the sylvan wooded character of this part of the conservation area when travelling northwards up Church Hill.

- 6.16 The proposed design of the dwellings comprises a modern twenty first century vernacular which reflects the context of the surrounding area. The contrasting use of grey natural stone and grey ceramic roof tiles on Buildings A and B and terracotta coloured bricks and terracotta clay roof tiles responds well to the use of materials on other residential properties within the vicinity and the typical vernacular of buildings elsewhere in the conservation area. The proposal is considered to comply with the requirements of the NPPF and policies 32, 33 and 34 of the HDPF.

Landscape

- 6.17 Policy 25 of the HDPF states that the natural environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- 6.18 The existing topography of the garden land comprises a steep bank lined with trees at the northern top of the site, the land is then predominantly flat and then falls away steeply to the south beyond a grassed bank located centrally within the site. The site levels in which the proposed development would be located varies 5 metres between the northern and southern ends of the site. The land levels in the northern part of the proposed development site would remain similar to the existing levels. The land in the southern part of the site would be raised a maximum of 0.3 metres. Buildings A and B would sit at a slightly elevated level in comparison to the lower Buildings C and D within the development which would respond well to the context of existing built form along Church Hill. The proposal topography levels are considered to be appropriate and the retention of the existing tree screens along the southern and northern boundaries of the site would ensure that wider views of the development are mostly softened by the existing established mature trees. The proposal would not harmfully impact on the existing sylvan landscape character and appearance of the site within the conservation area.
- 6.19 A landscaping plan has been submitted with this application, which shows the retention of the existing hedging along the eastern boundary of the site. Additional planting would be formed close to the vehicular crossover from Church Hill, comprising a new native hedge to the north of the access road and new ornamental planting to the south of the access road. This would provide appropriate planting close to the crossover which would further soften the appearance of the proposed development from the street scene perspective. Some additional native tree and shrub planting is also proposed within the site to improve the visual aesthetics of the proposed development. Detailed landscaping information such as details of the species and an associated maintenance plan shall be required to be submitted by planning condition.

Trees

- 6.20 Policy 34 of the HDPF requires developments to retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features. Policy 33 of the HDPF requires presumption in favour of the retention of existing important landscape and natural features, for examples trees and hedges.

- 6.21 An Arboricultural Method Statement and tree retention plan has been submitted with this application. The tree retention plan shows that the mature trees along the southern and northern boundaries of the site would be retained and the supporting Method Statement details suitable methods for their protection throughout the construction process. The retention of these trees would ensure that the woodland character and appearance of the site is retained in this part of the conservation area.
- 6.22 The amended plans which have reduced the number of units within the proposed development places the dwellings in the southern part of the site between 1-2 metres further to the north and at a greater distance from the trees along the southern boundary than was shown in the previous site layout for the scheme. The Council's Arboricultural Officer has confirmed that the proposed dwellings are now situated an acceptable distance from these southern boundary trees. He however noted, that even with this increased distance, it is likely that the rear gardens of properties C and D would experience some reduction in light levels during certain times of the day, as a result of shade cast by the trees on the southern boundary. The Council's Arboricultural Officer has commented that this could be alleviated by some minor surgery to reduce the height and spread of the trees. An application for works to these trees would need to be submitted to the Council for consideration as they lie within the Pulborough Conservation Area and this therefore affords them some degree of protection in relation to any proposed works by future occupiers of the proposed dwellings.
- 6.23 The Statement confirms that there are four individual trees and one group of trees proposed for removal to facilitate the proposed development. One Grade A tree comprising a Maidenhair tree in the south-west part of the garden and one Grade B tree comprising a Mulberry tree located to the west of the Coppice Hanger are proposed for removal. Whilst these are attractive garden trees, they are considered to have no wider amenity value within the conservation area. The three other trees and group of trees fall within Category C or Category U which comprise trees of low quality. The Council's Arboricultural Officer has confirmed that these trees are not rare and they do not have any special or particular merit. He has raised no objection to their removal and considers that this would not have an adverse effect on the character and amenities of the conservation area.

Amenity

- 6.24 Policy 33 of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.25 The neighbouring properties that would be most affected by the proposed development are located to the west and south of the application site. The neighbouring dwellings of Laurel Cottage and Ashley House are located to the west of the site. The nearest dwelling comprising Building C would be located 18 metres from the neighbouring front garden serving the two storey dwelling, Ashley House. Given the separation distance, it is not considered that the proposed dwelling would cause any harmful loss of amenity to the occupiers of Ashley House.
- 6.26 Laurel Cottage comprises a detached chalet bungalow which originally formed an ancillary outbuilding to Ashley House, yet planning permission was obtained in 2017 to be converted to a separate dwelling under application DC/16/1957. Building A would be positioned further to the north within its plot than Laurel Cottage and would be sited 4.3 metres from the rear garden serving Laurel Cottage. Given the position and relationship between Building A and Laurel Cottage, it is not considered that the proposed development would cause any harmful loss of light or overbearing to the nearest neighbouring dwelling to the west. As no first floor windows are proposed within the western side elevation of Building A, it also considered that there would be no loss of privacy from Building A to the rear garden serving Laurel Cottage. It is recommended that permitted development rights relating to

first floor windows within the western elevation of Building A are removed by planning condition to ensure privacy is maintained to the occupiers of Laurel Cottage.

- 6.27 Building C within the proposed development and its associated western side and southern rear garden would be positioned adjacent to the shared access driveway serving Ashley House and Laurel Cottage. The first floor window in the western elevation of Building C would serve a bedroom and would be located 18 metres from the first floor, south-facing bedroom window in the projecting front gable of Laurel Cottage. Taking into account the separation distance and orientation involved, it is not considered that the position of this first floor window in the western side elevation of Building C would cause any harmful loss of amenity to the occupiers of Laurel Cottage. It is not therefore considered appropriate to condition the first floor window in the western elevation of Building C to be obscure glazed. Officers are aware that discussions have taken place between the Applicant and the occupiers of Laurel Cottage to try and overcome their concerns in respect of this matter. The Applicant has confirmed to Officers that they are willing to obscure this window up to 1.7 metres. This is however a separate agreement between the Applicant and the occupiers of Laurel Cottage.
- 6.28 To the south of the site, a minimum separation distance of 11.7 metres would be located between the proposed dwellings and the neighbouring gardens of Old Timbers and Horncroft. The separation distance and diagonal orientation of the neighbouring gardens to the south in comparison to the rear gardens serving Buildings C and D would ensure no harmful impact on the amenity neighbouring properties to the south. The southern boundary tree screen to be retained would also soften the visual perception of the proposed development from the neighbouring occupier's perspective to the south.
- 6.29 Planning permissions, DC/18/1450 and DC/13/0970, for the demolition of the existing building on the Ransoms site to the south and the construction of a replacement building comprising 9 flats, has been granted for the redevelopment. The neighbouring flat building would be situated towards the southern roadside frontage of the site with the car park located in the northern part of the site, adjacent to the southern boundary of the application site. Given the separation distance of approximately 25 metres between the development site and the neighbouring flat building to be constructed to the south on the Ransoms site, it is not considered that the proposal would cause any harm to the future residential occupiers of this neighbouring building. The proposed development is therefore not considered to cause any harm to the amenity of existing neighbouring occupiers and would comply with the requirements of policies 33 of the HDPF.
- 6.30 The proposed development would provide an appropriate degree of amenity space for occupiers of the proposed dwellings and an area of private amenity space to the south of the host dwelling, the Coppice Hanger would be retained to the south of the existing dwelling.

Highways & Parking

- 6.31 Policy 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.32 The proposed development would be served by a new crossover from Church Hill which would measure 5.2 metres wide. The Highways Authority have confirmed that the proposed crossover would meet the required visibility splays of 2.4m x 43m in both directions. The Highways Authority have also confirmed that there is no evidence to suggest that the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern. It is therefore considered that there are no highway safety concerns associated with this proposal.

- 6.33 A total of fourteen parking spaces are proposed with each dwelling having three parking spaces and an additional two visitor parking spaces provided within the development. This would meet the anticipated parking demand for dwellings of this size in this location. It is noted that there is limited provision for any on-street parking within the surrounding area. It is however not anticipated that the proposed development would result in any overspill on-street parking given the parking provision proposed for each dwelling and visitor parking proposed on site. The proposed scheme also provide adequate provision for on-site turning so that vehicles leave the development in a forward gear. The parking of cycles and electric vehicle charging points would be secured by planning condition.

Ecology

- 6.34 Policy 31 of the Horsham District Planning Framework states that development 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. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks. Particular consideration will be given to the hierarchy of sites and habitats in the district which includes the Special Protection Area (SPA) and Special Areas of Conservation (SAC).
- 6.35 The site lies approximately 3.8km from the Mens Special Area of Conservation (SAC) and within a key conservation area as identified in the Sussex bat SAC planning and landscape scale enhancement protocol. The site is described as amenity grassland, with scattered trees, shrubs and hedgerows which lies adjacent to a semi-natural mixed woodland. A Preliminary Ecological Appraisal has been submitted with this application which states that the development would not affect any sensitive features or threats to the habitats sites, including any bat roosts. The trees proposed for removal were found to have low suitability for hibernating bats.
- 6.36 The Council's Ecology Consultant has confirmed that without mitigation, the proposed development is not likely to result in a 'likely significant effect' to The Mens SAC or Arun Valley SAC, SPA and Ramsar site. It has therefore been confirmed that there is no need to proceed to Habitats Regulations Assessment Stage 2 Assessment.
- 6.37 The Ecology Report recommends some biodiversity enhancement measures which comprise installation of bird boxes, bat boxes, insect houses, SuDs drainage and native planting. Conditions will be included, as per the Council's Ecology Consultant recommendation, to secure the mitigation and enhancement measures set out in the Ecology Report and to require the approval of a construction environmental management plan for biodiversity, a biodiversity enhancement strategy and a wildlife sensitive lighting scheme.

Climate Change

- 6.38 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 proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:
- Biodiversity mitigation and enhancement measures
 - Refuse and recycling storage
 - Soft landscaping

- SuDs drainage scheme

In addition to these measures conditions are attached to secure the following:

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

Conclusion

- 6.39 In conclusion, it has been established that the site is located within the built up area, close to existing residential development and within a sustainable location capable of accommodating a level of residential infill development. The site occupies a sensitive location, within the Pulborough (Church Place) Conservation Area, adjacent to listed buildings, and with constrained topography.
- 6.40 Within this assessment, it has been acknowledged that the proposed development would have some impact on the character and appearance of this garden site located within the built up area. Officers conclude that whilst this would result in visual changes to the site, this would not be harmful to the overall character and appearance of the conservation area. It is considered that the amended plans have made significant improvements to the proposed scheme, which has reduced the quantum of development to four dwellings, enabled better overall spacing and layout of the development in relation to Church Hill and incorporated increased landscaping. It has been concluded that this would enable the proposed residential development to be perceived more subtly within its coppice setting, retaining the sylvan wooded character of this part of the conservation area.
- 6.41 Trees of visual importance within the conservation area along the northern and southern boundaries of the site have been retained and further details of the proposed landscaping, to be secured by condition, would soften the development when viewed from Church Hill. The proposal would also not have an adverse impact on the wider landscape, ecology, neighbouring amenity or highway safety. The proposed development is therefore considered to comply with the requirements of the NPPF and the Horsham District Planning Framework. The application is therefore recommended for approval subject to the conditions listed in section 7 of this report.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
	740		740
		Total Gain	
		Total Demolition	

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

7.1 It is recommended that planning permission is granted subject to the following conditions:

Conditions:

1 Approved Plans List

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

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

3 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:

Roof details including sections through:

- roof ridge
- valleys
- eaves
- verges
- flat roof perimeters
- parapets

b) Specification of brickwork and stonework including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

c) Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

i) Containment, control, and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve 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).

- 5 **Pre-Commencement (Slab Level) Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) Detailed designs to achieve stated objectives;
- c) Locations of proposed enhancement measures by appropriate maps and plans;
- d) Persons responsible for implementing the enhancement measures;
- e) Details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and 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).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The 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).

- 7 **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. These details shall include evidence to show that an agreement is in place for the ongoing maintenance of any SuDS systems over the lifetime of the development; and/or evidence that the SuDS will be adopted by third party. 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).

- 8 **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, full details of the planting shown on Drawing No. 838-L-01 Rev C, all hard surfacing materials and all new boundary treatments shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- o Details of all proposed planting, including schedules specifying species, planting size, densities, spacing and plant numbers
- o Outline planting specification and maintenance plan
- o Details of all hard surfacing materials and finishes
- o Details of all new boundary treatments

The approved planting scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development. Unless otherwise agreed as part of the approved landscaping, no planting 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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** The proposed development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To 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)

- 11 **Pre-Occupation Condition:** The proposed development 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).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse/recycling has been made for that building in accordance with details shown on Drawing No. PL-005-210315. 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 hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve the dwellings have been implemented in accordance with the approved details as shown on Drawing No. PL-005-210315 and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** Prior to the first occupation of the 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).

- 16 **Regulatory Condition:** All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained within the Preliminary Ecological Appraisal (David Archer Associates, October 2020) as submitted with the application and agreed in principle with the local planning authority prior to determination.

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, s40 of the NERC Act 2006 (Priority habitats & species), s17 Crime & Disorder Act 1998 and Policy 31 of the Horsham Development Framework (2015).

- 17 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Method Statement, associated Appendices A-E and the Tree Protection Plan (Drawing No. 783/02 Rev A).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, C and E of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: To safeguard the amenities of nearby residents in accordance with policy 33 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings shall be formed in the first floor western elevation of Building A of the development without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

Background Papers: DC/20/2481, DC/07/2695 & DC/05/2679