



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 17 August 2021

DEVELOPMENT: Erection of a two-storey dwelling.

SITE: Brookside Farm Dagbrook Lane Henfield West Sussex BN5 9SH

WARD: Henfield

APPLICATION: DC/21/0993

APPLICANT: **Name:** Mark Hooper **Address:** Care of Agent Melton Lodge Rusper Road Newdigate RH5 5BX

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, would represent a departure from the Development Plan

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the demolition of the existing barn and the replacement with a two storey dwelling.

1.3 The proposed dwelling would be located centrally within the site, away from the shared boundary to the south, and would comprise an 'L' shaped dwelling measuring to a 15m and a width of 10.7m. The proposal would incorporate a pitched roof measuring to an overall height of 7.45m, with a single storey half-hipped roof projection extending to the north. The proposed dwelling would finished in black stained boarding with clay tiles to the roof and a brick plinth. The dwelling would provide a kitchen/living/dining room, utility room, guest bedroom (with ensuite), w.c, and study to the ground floor, with 3no. bedrooms (one with ensuite and walk-in wardrobe), and bathroom to the first floor.

1.4 An area of hardstanding is proposed around the proposed dwelling, along with an area of parking suitable for 2no. vehicles. Amenity space would be provided to the north and west of the dwelling, with additional native hedging proposed along the southern boundary.

DESCRIPTION OF THE SITE

- 1.5 The application site is located to the south-west of Brooms Hill and is accessed via Dagbrook Lane. The site is located outside any defined built-up area boundary and is therefore located within a countryside location in policy terms.
- 1.6 The site comprises a pole barn located on sloping ground, with the floor set down from the surrounding land level. The barn is positioned immediately on the shared boundary with a residential dwelling known as Little Hilltop. This dwelling comprises an 'L' shaped former stable building oriented to face away from the application site, albeit that a parking area for the dwelling is located adjacent to the application site.
- 1.7 The surrounding land comprises agricultural fields, with the land falling to the west. An access track is located to the north-west of the site, with woodland located to the south-east. A number of agricultural and residential properties are located to the north of the application site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

2.3 National Planning Policy Framework

2.4 Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 7 - Strategic Policy: Economic Growth
- Policy 10 - Rural Economic Development
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.5 Henfield Parish Neighbourhood Plan

- Policy 1 – A Spatial Plan for the Parish
- Policy 4 – Transport, Access and Car Parking

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/15/0530	Prior Approval of proposed Change of Use of Agricultural Building to 3 Dwellinghouses (Use Class C3) and associated operational development	Prior Approval Required and REFUSED on 05.05.2015
DC/15/1950	Prior Approval of Proposed Change of Use of Agricultural Buildings to Form 3 Dwellinghouses (Use Class C3).	Prior Approval Required and PERMITTED on 15.10.2015
DC/16/0147	Prior Approval for the Operation Development required for the Conversion of Agriculture Buildings to form 3 dwellinghouses (Use Class C3)	Prior Approval Required and REFUSED on 10.03.2016
DC/19/1805	Demolition of existing barn and erection of a detached single storey dwelling with associated parking	Application Refused on 16.03.2020
DC/20/0799	Proposed works to fully enclose existing barn	Application Permitted on 26.06.2020
DC/20/0817	Change of use from an agricultural building to dwellings (C3 Use class). Agricultural barn / holding	Prior Approval Required and PERMITTED on 17.08.2020
DC/20/2593	Demolition of existing barn and erection of a double storey dwelling.	Application Refused on 16.03.2021

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

OUTSIDE AGENCIES

- 3.2 **WSCC Highways:** No objection

The site is located on Dagbrook Lane which is privately maintained road and accessed via Dagbrook Lane and Broadmere Common. These accessways are also considered to be Public Rights of Way (PROW), namely footpaths 2574 & 2575. Public Right of Way bridleway no 3513 is located circa 130 metres west of the site.

Given the planning history of the site and given it is accepted that agricultural buildings have the ability to generate vehicular activity, no in principle highways concerns would be raised to the latest iteration of the residential development proposed.

An area of hardstanding has been identified to park 2 vehicles. This would be considered a suitable quantum of parking provision for a dwelling of this size in this location.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Horsham Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. A secure and covered cycle parking provision should also be included.

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the

operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109 [now paragraph 111]), and that there are no transport grounds to resist the proposal.

3.3 WSCC Fire and Rescue: Comment

Currently the nearest hydrant to this proposed property is 1020 metres away. The supply of water for firefighting for a domestic premises should be within 175 metres. Condition recommended to secure additional fire hydrant.

Evidence will also be required that Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1. Parts of the access route to this property are less than 3.1 metres and therefore a Fire Appliance would not be able to gain access to the proposed site, Approved Document – B Volume 1: 2019 edition B5 section 13 requires 3.1 metre width through a gateway and 3.7 metres between curbs of a road.

3.4 Southern Water: No objection

There are no public foul sewers in the area to serve this development. The Applicant is advised to examine alternative means of foul disposal.

PUBLIC CONSULTATIONS

3.5 Henfield Parish Council: Objection

Contrary to Policies 1, 2, 3, 4, 26 and 33 of the Horsham District Planning Framework (2015).

3.6 4 letters of objection were received from 3 separate households, and these can be summarised as follows:

- Single access track through Broadmere Common and impact on wildlife
- Increased traffic
- Impact on public footpath
- Loss of barn

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

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

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

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

6. PLANNING ASSESSMENTS

6.1 The application seeks full planning permission for the demolition of the existing barn and the replacement with a two storey dwelling.

Principle of Development

6.2 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

- 6.3 Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The appeal site is situated outside of any of the defined settlement as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.
- 6.4 Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.
- 6.5 The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible.
- 6.6 Policy 1 of the Henfield Parish Neighbourhood Plan states that development proposals outside of the defined built-up area boundary will be supported where they conform, as appropriate to their location in the neighbourhood area, to national and HDPF policies in respect of development in the countryside.
- 6.7 Paragraph 79 of the NPPF states that "to promote development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."
- 6.8 Paragraph 80 of the NPPF continues that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 6.9 The term "isolated" is not defined within the National Planning Policy Framework, but case law has confirmed that it should be given its ordinary objective meaning of remote and far away from other places, buildings and people, and separate or remote from a settlement, services, and facilities. It was concluded in the Braintree Judgement that a settlement would not necessarily exclude a cluster of dwellings. The application site is located within close proximity to a number of residential dwellings and other buildings, and given this spatial

context is not considered to be “isolated” in its truest sense, and does not therefore engage the considerations of paragraph 80.

- 6.10 The application site is however located within the countryside in policy terms. The proposed development, resulting in the provision of a dwelling within a countryside location, would therefore be contrary to the overarching spatial strategy, and the development plan policies within the Horsham District Planning Framework.
- 6.11 While the provision of new dwellings in the countryside would not usually be supported in policy terms, it is recognised that the site benefits from an extant Class Q Prior Approval permission under reference DC/20/0817 for the conversion of the agricultural buildings to C3 Residential. The conversion permitted the conversion of the buildings to 3no. 2-bed dwellings and 1no. 4-bed dwelling. Fallback is a material consideration in the decision-making process, and when making a determination, weight needs to be given to the fallback position. The weight to be given to such material consideration varies according to whether what could have been built under previous applications would result in a broadly similar or worse impact to the development proposed; and the reasonable likelihood that if permission were refused, the previous approval(s) would be implemented.
- 6.12 A previous full planning application under reference DC/20/2593 considered the fallback position in relation to a new build two storey dwelling. The proposed dwelling was to be repositioned slightly to the north-west of the original barn, albeit that it would partly occupy the footprint of the existing barn. The proposal would measure to a similar footprint and would extend to a greater ridge height than the existing building. It was however considered that the proposal would be of a deliberate domestic design, which was considered to reinforce a far-greater degree of domesticity. In addition, the positioning and extent of the dwelling would marginally intrude onto the existing field pattern and would necessitate the repositioning of an existing farm access. Overall, the proposal was considered to result in a more prominent form of development compared to the fallback scheme, with the increased degree of domesticity considered to result in an incongruous form of development that would bear limited relationship to its agricultural setting and context. It was thereby concluded that the proposed dwelling would have a harmful impact upon the character and appearance of the surroundings, and would result in a greater detrimental impact on the surroundings than the extant prior approval permission under planning reference DC/20/0817.
- 6.13 The increased level of accommodation was also considered to result in a greater demand for services due to the greater occupancy. It was therefore concluded that the proposal, in terms of sustainable access to services and amenities, would prove materially greater than that subject of the extant consent. The weight to be afforded to the presence of an extant consent was not considered to outweigh the conflict with Policy 40 of the HDPF, and the proposal was considered to give rise to a greater level of occupancy and associated demand for services and amenities than the consent under Class Q. The application was refused on the grounds that the proposal would result in adverse effects that would be materially greater than those resulting from the preceding consent, with the degree of weight assigned to the presence of a realistic fall-back not considered sufficient to justify a departure from the Local Plan in this regard.
- 6.14 The current application has sought to address these previous concerns through a re-design of the proposed dwelling. The proposal would be located further to the north-west, similar to that previously proposed and refused under DC/20/2593, albeit that the proposal now seeks to reflect the proportions and scale of the existing building. The proposed dwelling would incorporate black stained weatherboarding and brick plinth, with a pitched clay tiles roof that would extend to a similar height as the existing building. An additional single storey extension is proposed to the northern elevation, with the curtilage of the dwelling extending to a similar area as that previously proposed.

- 6.15 The proposed development would re-locate the building from the southern boundary and the adjacent residential dwelling; would provide additional accommodation across two floors; and would result in a greater number of windows and natural light into the habitable rooms. These elements would result in social benefits that would improve the environment and quality of accommodation for future occupiers, as well as its relationship with the adjacent residential dwelling, and this benefit is considered to be of weight in the assessment of the current application.
- 6.16 The fallback position is a material consideration of weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site, while also improving the building's relationship with the neighbour to the south. While the provision of new dwellings in this countryside location would not usually be supported by policy, given the fallback position through the extant Class Q permission, it is considered that the proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality. On the basis of the potential to utilise Class Q permitted development rights, and the likelihood of this occurring, the fallback position is considered to be of significant weight to the consideration of the current application. The current application is therefore considered to benefit from a fallback position, with the proposed development likely to provide a better, more rational re-development of the site.
- 6.17 In weighing the policy considerations and the existence of a fallback position, it is considered that the principle of the proposed redevelopment is acceptable, subject to all other material considerations.

Design and Appearance

- 6.18 Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.
- 6.19 Paragraph 130 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.
- 6.20 Concerns were initially raised regarding the design detailing of the proposed dwelling, specifically relating to the fenestration. It was recognised that the proposal sought to reflect the existing proportions and character of the barn, which was considered appropriate given the context, however the uniform size and arrangement of the window openings was considered to result in an overt sense of domesticity. When couple with the off-centred cart opening, it was considered that the proposal would be unreflective of the vernacular and character of the former barn building.

- 6.21 The Applicant has addressed these concerns by centring the cart opening to the western elevation, along with a reduction and repositioning of the windows so that they are randomly arranged within the elevations. This has reduced the domestic character of the buildings and improved the overall appearance of the proposed dwelling.
- 6.22 The proposed dwelling would now be of similar form and proportions to the existing building, and is considered to sit appropriately within the context of the site and the neighbouring property. The proposal is not therefore considered to result in any further harm to the landscape character and visual amenities of the countryside setting, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.23 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.24 The proposed dwelling would extend to a similar height as the existing building sought to be demolished, with the new dwelling located further to the north-west than the existing built form. This would increase the spatial separation from the existing residential dwelling of Little Hilltop to the south and is considered to improve the relationship between the two buildings. Limited window openings would be proposed along this elevation, and this would ensure that there is limited overlooking to the adjacent dwelling.
- 6.25 While recognised that the proposal would introduce full height glazing to the western elevation, with the provision of a Juliette balcony to the first floor, given the orientation of the dwelling, it is considered that the proposal would only result in limited oblique views to the amenity space of Little Hilltop to the south. It is not therefore considered that this would result in adverse harm to the amenities of the neighbouring occupier to the south.
- 6.26 The proposal would result in some benefit through the relocation of the proposed dwelling away from the shared boundary, with the resulting dwelling including limited window openings to the south. While recognised that the proposal would introduce a fully glazed feature to the western elevation, it is not considered that this would result in a sufficient degree of overlooking to justify a reason for refusal on amenity grounds. The proposal is therefore considered acceptable, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.27 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.28 The proposed development would utilise the existing access from Broomers Hill and Dagbrook Lane to the north-east. This access serves and passes a number of existing residential dwellings and agricultural buildings.
- 6.29 Following consultation from WSCC Highways, it is accepted that the proposed development would likely result in a reduction in vehicular activity, with no highways concerns raised in principle. The area of hardstanding proposed would be suitable for the anticipated parking provision, and no objections have been raised by the Local Highways Authority.
- 6.30 The proposed development would utilise an existing access, where there is no evidence to suggest that this is not functioning safely or appropriately. The proposal is not anticipated to

result in a material intensification in use of the access, with the proposed parking provision considered acceptable.

- 6.31 WSCC Fire and Rescue have raised concerns regarding the width of the access for a Fire Appliance. It is however recognised that this access serves a number of existing and established residential dwellings. At the Building Regulation stage, evidence will be required to demonstrate that the vehicle access meet the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13.
- 6.32 As such, the proposal is considered to accord with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Climate change:

- 6.33 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.
- 6.34 Should the application be approved, the following measures to build resilience to climate change and reduce carbon emissions will be secured by condition:
- Water consumption limited to 110litres per person per day
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points
- 6.35 Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Conclusion

- 6.36 The application site benefits from an extant Class Q Prior Approval permission under reference DC/20/0817. This fallback position is a material consideration of significant weight, with the proposed scheme considered to improve the quality and provision of accommodation within the site, while also improving the building's relationship with the neighbouring property to the south. While the provision of new dwellings in this countryside location would not usually be supported by policy, given the fallback position through the extant Class Q permission, it is considered that the proposed scheme would result in a built form that would improve and enhance the character of the semi-rural locality. The proposed development is considered to provide a better, more rational re-development of the site, and would result in public benefit in this regard.
- 6.37 The proposed development would result in no further harm to the landscape character and visual amenities of the area, and would provide benefits through re-locating the built form away from the nearest residential property. The proposal is not therefore considered to result in harm to the amenities and sensitivities of neighbouring properties or users of land. In addition, the proposal would provide adequate parking provision, and is not considered to result in a material intensification in number of vehicular trips or use of the access. For these reasons, the proposal is considered to accord with all relevant local and national planning policies.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.38 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.39 **It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	213.7		213.7
		Total Gain	
		Total Demolition	112.8

- 6.40 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.41 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 To approve the development subject to the following conditions:

Conditions:

1 **Approved Plans**

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

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

- 3 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

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

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on plan 210426_R0_001 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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be 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 EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **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 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).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until 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 has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The dwelling(s) 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: 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).

- 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, B, C, and D 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: In the interest of visual amenity and due to countryside location, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/21/0993