



# ADDENDUM

## Planning Committee (North)

1<sup>st</sup> February 2022

### Item 8: DC/21/2211 Oakfield, Cox Green, Rudgwick

#### Built-Up Area Boundary:

Further to the committee report, councillors should note that the replacement dwelling at Oakfield is recognised as positioned slightly over the Built-Up Area Boundary (BUAB) of Rudgwick. The line of the BUAB crosses through the middle of the garden of the dwelling (Oakfield). The existing dwelling is just within the BUAB. However, the proposed replacement dwelling is shown further to the east and would marginally cross the BUAB line. The proposed dwelling would still be within the garden and overall curtilage of the dwelling at Oakfield which stretches much further to the north east.

Notwithstanding the breach of the BUAB, the proposal is still considered acceptable and in accordance with the Horsham District Planning Framework (2015). Policy 28 of the HDPF allows replacement houses in the countryside (outside the BUAB) on a one for one basis subject to the replacement house not being disproportionate to the existing dwelling. This would be the case here. It should also be noted that only a small portion of the new house would breach the BUAB. The majority of the new house would still be within the BUAB.

Although unlikely given their proximity to each other, there is the possibility of the new house being built and the old one being kept in place. This would be contrary to Policy 28 which requires a one for one basis for replacement dwellings. Therefore, to ensure the existing dwelling is demolished with the new house in place, the standard condition below is recommended requiring the demolition of the existing house to ensure we only have one replacement house here:

***Post-Occupation Condition:*** *Upon the occupation of the building hereby permitted the existing dwelling indicated on plans [Site Plan no.1828.19B and the location plan] shall cease to be used for any purpose whatsoever and within a period of 6 months thereafter such existing building shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.*

***Reason:*** *The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).*