



# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Head of Development and Building Control

**DATE:** 1<sup>st</sup> November 2022

**DEVELOPMENT:** Demolition of existing garage building and store. Erection of a two storey dwelling. New hard landscaping, landscape planting with associated access drive and other works. Installation of 2No. solar arrays to roofs of house.

**SITE:** Woodlands Worthing Road Horsham West Sussex RH13 9AT

**WARD:** Southwater North

**APPLICATION:** DC/21/2148

**APPLICANT:** **Name:** Mrs Katie Jolliff **Address:** Woodlands Worthing Road Horsham RH13 9AT

**REASON FOR INCLUSION ON THE AGENDA:** By request of Southwater Parish Council

**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 erection of a two storey detached dwelling with associated landscaping within the rear garden to Woodlands. The proposals also include the demolition of an existing garage and store to facilitate access.

1.3 The proposed dwelling would be located within the rearmost portion of the site and would be oriented to face south. The proposal would extend over two storeys, measuring to an overall height of 8.7m, and would incorporate a staggered roof line. The proposal would include window openings on the south, east and west elevations, with louvered panelling to a two storey window to the eastern elevation. Roof lights and solar panels would be incorporated on the roof slope, with the dwelling finished in vertical larch cladding and zinc standing seam roof.

1.4 The application has been amended variously during the course of consideration, first to relocate the dwelling from the front to the rear of the plot, and then to remove a detached garage from the proposals.

### DESCRIPTION OF THE SITE

1.5 The application site comprises the rear garden to a detached bungalow known as Woodlands, located on the west side of Worthing Road, Southwater. The site is some 50m

in length (excluding the access drive that runs alongside Woodlands) and sits within the defined built-up area boundary of Southwater. The site consists of a detached garage and store serving Woodlands.

- 1.6 The wider area is characterised by detached properties on relatively large plots fronting Worthing Road. Immediately abutting the site to the south is a large recently constructed backland development at Welcome Place comprising some 13 houses. Further backland development comprising Courtlands and Willow Mead is also located further to the south.

## **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 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 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 40 - Sustainable Transport  
Policy 41 - Parking

### RELEVANT NEIGHBOURHOOD PLAN

#### **2.5 Southwater Parish Design Statement**

SNP1 – Core Principles  
SNP2 – Proposals for Residential Development  
SNP9 – Home Standards  
SNP10 – Residential Space Standards  
SNP14 – Adequate Provision for Car Parking  
SNP16 – Design  
SNP17 – Site Levels  
SNP18 – A Treed Landscape

### PARISH DESIGN STATEMENT

#### **2.6 Southwater Parish Design Statement 2011**

## PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/17/0874	Front and rear extension to existing bungalow with roof alterations to form two storey house. Demolition of existing garage and erection of replacement double garage/workshop.	Application Permitted on 09.06.2017
DC/18/1540	Outline application with some matters reserved for the demolition of an existing outbuilding and erection of a detached dwelling and approval of access	Application Permitted on 18.09.2018
DC/19/1543	Non-Material Amendment to previously permitted application DC/17/0874 (Front and rear extension to existing bungalow with roof alterations to form two storey house. Demolition of existing garage and erection of replacement double garage/workshop.) to allow for a reduction in size to the resulting dwelling, including reduction in width and reduction to the single storey rear projection.	Application Permitted on 23.08.2019
DC/19/2139	Non Material Amendment to previously approved application DC/17/0874 (Front and rear extension to existing bungalow with roof alterations to form two storey house. Demolition of existing garage and erection of replacement double garage/workshop) Amendments sought, alterations to rear elevation to install bi-fold doors in lieu of window and doors	Application Permitted on 05.11.2019

### 3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

3.2 **WSCC Highways:** No objection  
Summary of responses dated 12.10.2021 and 04.10.2022):

The site is located on Worthing Road, a C-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The Applicant proposes to utilise the existing vehicular access for this development. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Worthing Road. The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of movements on the local highway network.

The site is situated within walking/cycle distance of local services and amenities. Cycling is a viable option for travel in the local area. Nearby bus stops on Worthing Road provide regular services toward Southwater and Horsham.

The applicant has repositioned the proposed dwelling, which now no longer includes a garage. The proposed driveway appears of suitable size to accommodate the anticipated parking demand, and on-site turning appears achievable as a turning head has been demonstrated.

It should be noted that as the garage has been omitted from the plans, no cycle parking provision is now proposed. Cycling is a viable option in the area and the applicant is requested to demonstrate secure cycle parking provision in accordance with WSCC Parking Standards.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

**3.3 WSCC Fire and Rescue:** Comment

Having viewed the plans for planning application DC/21/2148, the nearest fire hydrant is 260 metres away, 85 metres more than the required 175 metres distance for a domestic property. Should an alternative supply of water for firefighting be considered it will need to conform with the details identified in Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 14.

The access route does not appear to comply with AD-B Volume 1 B5 section 13. From the plans submitted there is no turning facility provided for a fire appliance to turn and make their exit. The access driveway is approximately 90 metres long, well over the 20 metre maximum reversing distance for a fire appliance

[NB] A condition has been recommended requiring details of the access and turning arrangements to be submitted, with particular reference to ensuring sufficient turning space for an emergency vehicle.

**3.4 Southern Water:** No Objection

**3.5 Natural England:** No Objection

As submitted, the application could have an adverse effect on the integrity of the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site (together the Habitats Sites).

The appropriate assessment concludes that the authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. From the evidence provided in the Water Neutrality Statement (Rev.1) the applicant is proposing mitigation measures through the use of water efficient fixtures and fittings, rainwater harvesting in the proposed building, and offsetting in the existing adjacent property, owned by the applicant.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England concurs with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given as above. The competent authority should ensure conditions are sufficiently robust to ensure that the mitigation measures can be fully implemented and are enforceable in perpetuity and therefore provide a sufficient degree of certainty to pass the Habitats Regulations.

## PUBLIC CONSULTATIONS

**3.9 Southwater Parish Council** (responses received 13.04.2022, 13.06.2022, 17.08.2022 and 22.09.2022): Objection

- Over intensification of the site
- Backland development
- Water neutrality not sufficiently demonstrated
- Non-compliance with the Parish Design Statement

**3.10 Southwater Parish Council** (response received 04.10.2022): Objection

Objection for the same reasons previously submitted. Whilst the application now omits the garage which SPC had concerns could become a third dwelling on the site, the proposal for the build of the property still remains too close to its neighbour in the content of the size of

the site and the design is incongruous in the location and not sympathetic or compliant with the provisions of Southwater Neighbourhood Plan Policy SNP16 – Design.

- 3.14 13 letters of objection were received from 3 separate households, and these can be summarised as follows:
- Design not in keeping with the surroundings
  - Disproportionate to the surroundings
  - Overlooking and loss of privacy to neighbouring properties
  - Proposal is not similar to the outline permission granted
  - Noise pollution
  - Close proximity to neighbouring properties
  - Height in comparison to neighbouring property
  - Large footprint and ridge height of garage
  - Overdevelopment
  - Scale of garage
  - Water neutrality
  - Loss of outlook from neighbouring properties
  - Use of garage for commercial purposes
  - Overhang of proposed trees
- 3.15 1 letter of support was received stating that the quality of the proposed building, along with its design would be a welcome addition to the neighbourhood.

#### **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 garage and store and the replacement with a two storey detached dwelling and associated landscaping.

##### **Principle of Development**

- 6.2 The application seeks full planning permission for the demolition of an existing garage and store and the erection of a detached two storey dwelling.
- 6.3 The application site would be located to the rear westernmost portion of the residential garden serving Woodlands, all within the Southwater built-up area boundary which runs along the northern and western site boundaries. The proposals have been amended during the course of consideration with the latest plans under consideration and subject to this recommendation detailing the dwelling now set at the rearmost part of the site.
- 6.4 The principle of residential development on the site was considered under a previous planning permission reference DC/18/1540. This sought outline planning permission for a detached dwelling, with all matters except access reserved for later consideration. It was

recognised at that stage that the proposed garden space was to be located outside of the defined built-up area, albeit still within the garden curtilage of Woodlands. It was considered that the proposal would be appropriate development, with the proposed plot size and quantum of development considered to maintain the characteristics and function of the settlement. It was also considered that a sufficient plot size was retained for the existing property. Given existing backland development to the south and west of the application site, the proposal was considered acceptable in principle, subject to all other material considerations.

- 6.5 On the basis of being located within the defined built up area boundary to Southwater, and the presence of the previous planning approval on the site, it is considered that the principle of residential development on the site has been agreed and is supportable in compliance with Policy 3 of the HDPF and Policy SNP2.1 of the Southwater Neighbourhood Plan. The currently proposed development is therefore considered acceptable in principle, subject to detailed considerations as discussed below.

### **Design and Appearance**

- 6.6 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.7 SNP16 of the Southwater Neighbourhood Plan states that all development must be of a high quality design. This includes facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible; encouraging a variety of complementary vernaculars to encourage contextually appropriate design and diversity in the building stock; and making sure that the design of new development actively responds to other properties in the vicinity.
- 6.8 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.
- 6.9 Southwater Parish Design Statement 2011 is an advisory document, and suggests planning guidelines for the Parish. The relevant guidelines include: ensuring any appropriate small scale development responds to historic settlement pattern and reflect local designs and building materials; design vertical structures so they are appropriate to character and nature of the area; and maintain the good mix of housing stock.
- 6.10 The wider surroundings are characterised by relatively dense residential development with examples of backland development within the immediate context. The built form comprises a mixed and eclectic character, albeit that the material palette is relatively consistent, comprising facing brick, tile hanging and render.
- 6.11 The proposed dwelling would be of a contemporary design and form, which seeks to adopt a high level of sustainability. The built form has been designed using the principles of Passivhaus, which includes siting and orientation of the dwelling and arrangement and size of windows to maximise daylight in the winter months and shading in the summer.

- 6.12 The nearby residential properties range in height from 8.6m to 9.1m, incorporating relatively steep pitched roofs and a number of projecting elements. While the proposed dwelling would extend to a height of 8.7m, the proposal would sit below the ridgeline of the frontage dwellings and would remain subservient in height to the surrounding built form. The scale of the proposed dwelling is therefore considered acceptable in this regard.
- 6.13 The Parish Council have raised an objection to the proposal on the grounds of overdevelopment of the site and the design and form of the proposal being in non-compliance with the Parish Design Statement. A number of objections have raised similar concerns.
- 6.14 It is recognised that the proposed dwelling would contrast the vernacular of dwellings within the immediate surroundings and wider locality, and would utilise a contemporary form and style that would incorporate modern building materials including grey stained vertical timber cladding and a zinc roof. While it is acknowledged that such a design would not reflect the preferences described within the Southwater Parish Design Statement, it is recognised that paragraph 130 of the NPPF states that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and should be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. Paragraph 134 of the NPPF continues that significant weight should be given to development which reflects local design policies and government guidance on design, and/or outstanding or innovative designs which promote high levels of sustainability, or help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 6.15 The proposed development has been designed to Passivhaus standards, with the design rationale seeking to achieve a high level of sustainability through heat recover ventilation, solar gain, and the use of solar panels. The proposal would utilise an innovative design that would promote a high level of sustainability, and would therefore result in some environmental benefit in this regard. This is considered to be a material consideration of weight in the assessment.
- 6.16 The proposed development is considered to be of a scale, design and form that would sit comfortably within the backland context of the site and would result in a high quality and visually interesting building. The use of sustainable design and technologies would improve the efficiency of the dwelling above average standards, and this would result in some environmental benefits. While it is acknowledged that the dwelling would not reflect the building style and common use of materials within the locality, it is recognised that the wider surroundings are characterised by a mix of vernacular, form and material finishes. The proposal would not be visible from the street scene, albeit that the proposal would be read within the context of the nearby residential properties of Welcome Place.
- 6.17 The proposed development would provide an attractive and high quality design which would make efficient use of land, and would be of a scale, massing and appearance that would sit comfortably within the surroundings. While the proposal would contrast the materiality and visual appearance of nearby dwellings, and would not reflect the preferences described within the Parish Design Statement, the proposal would be of an innovative and high quality design that would not significantly harm the townscape character and visual amenities of the locality in this case.
- 6.18 On the balance of these considerations, the proposed development is considered acceptable, in accordance with the relevant policies.

## **Amenity Impacts**

- 6.19 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.
- 6.20 Matters of residential amenity were considered during the assessment of the approved outline planning permission, albeit that details relating to scale, layout and siting were reserved for later consideration. It was considered at this stage, that subject to detailed design and positioning, a dwelling could be constructed on the site without a significant adverse impact on the privacy and amenity of the occupiers of the neighbouring properties.
- 6.21 The application site would be located to the rear of the residential dwelling known as Woodlands and immediately to the north of the residential dwelling known as 11 Welcome Place. The site would be bound by natural vegetation, with the rear garden of 11 Welcome Place located immediately to the south. The rear garden of Hazelhurst is also located immediately to the south, albeit that a detached garage sits along the shared boundary.
- 6.22 The proposed development would introduce a residential dwelling to the rear of the application site, with the immediate context characterised by existing and established backland development. Given the relatively dense nature of built development within the locality, a degree of mutual overlooking is generally expected and accepted. It is however relevant that the proposed dwelling would be located in close proximity to a number of residential properties, where matters of overlooking could occur.
- 6.23 The initial proposal sought to position the proposed dwelling centrally within the site however concerns were initially raised with regard to this siting and the potential amenity impact arising. A number of objections were also received raising concerns with the scale and siting of the proposed dwelling, and the resulting overlooking and loss of privacy.
- 6.24 Following these concerns, amendments to the proposal were received to reposition the proposed dwelling to the rear north-western corner of the plot, in line with the residential dwelling known as 11 Welcome Place. This siting is considered appropriate and would limit the sense of overbearance on the residential property of 11 Welcome Plan and the properties to the south. The proposal has sought to limit potential overlooking through the use of louvre panels to the windows, along with the reduction in number and size of windows to the southern elevation. This would restrict views, with the resulting relationship considered to be reflective of the existing arrangement of mutual overlooking.
- 6.25 On the balance of these considerations, it is considered that the proposed dwelling would not result in significant adverse harm to the amenities and sensitivities of the neighbouring residential properties, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

## **Highways Impacts**

- 6.26 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.27 The proposal seeks to utilise the existing access, with a turning area and area of hardstanding proposed within the site.
- 6.28 Following consultation with WSCC Highways, it is not anticipated that the addition of 1no. dwelling would give rise to a material intensification of movements on the highway network.



Furthermore, from an inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Worthing Road.

- 6.29 The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces, and the plans indicate that this number of vehicles could be accommodated on the driveway and turning head without the need for overspill parking elsewhere. It is therefore considered that the proposed parking provision would be sufficient, and it is therefore considered that the proposal would meet the anticipated parking demand.
- 6.30 For these reasons, the proposed development is considered to provide safe and adequate access and parking, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

### **Water Neutrality**

- 6.31 The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.
- 6.32 Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.
- 6.33 The Applicant's Water Neutrality Statement details that the proposed 3-bed dwelling would incorporate water efficient fixtures and fittings alongside rainwater harvesting to be used for washing machine, toilets and external use, resulting in an anticipated consumption rate of 69 litres per person per day. The application states that the applicants (who currently live at Woodlands) would move into the new dwelling, and a CIL self-build exemption form has been submitted which confirms this. As there are currently four persons living at Woodlands, this means the total water consumption at the new dwelling would be expected to be 276 litres per day (4x 69 litres per person).
- 6.34 The Applicant's Strategy seeks to offset this water consumption against the water consumption of the existing dwelling at Woodlands. Water bills detail that Woodlands currently consumes 607 litres per day, which equates to some 151.75 litres per person per day based upon the known occupancy of four persons. An audit of the existing fixtures of the dwelling has been undertaken with a schedule of existing fixtures and fittings provided to support the values within a Part G calculator. This calculator identifies that water consumption based on existing fixtures and fittings would be expected to be 141.4 litres per person per day, equivalent to 565.6 litres per day.
- 6.35 The Strategy details that Woodlands would be retrofitted with dual flush toilets, water efficient washing machine and dishwasher, and more efficient taps and showers. Through the installation of these efficiencies, the water consumption of Woodlands would be reduced to 78.5 litres per person per day. As the occupiers of Woodlands would be moving into the new dwelling, future consumption at Woodlands must be based on average occupancy rates which in this case would be 2.47 persons. At 78.5 litres per person per day, total water consumption at Woodlands would be 193.9 litres per day.
- 6.36 In order to understand whether water neutrality has been demonstrated, it is necessary to compare the existing water consumption at Woodlands of 565.6 litres per day (based on the Part G calculator) with the combined water consumption for the applicants in the new

dwelling (276 litres per day) and the future occupiers of Woodlands (193.9 litres per day). In this case, the future consumption would be 469.9 litres per day across both dwellings, 95.7 litres per day less than the existing consumption of 565.6 litres per day, and 137.1 litres per day less than the last water bill for Woodlands. On this basis the proposal would be water neutral.

- 6.37 The Local Planning Authority has undertaken an Appropriate Assessment where it has been concluded that with mitigation, the project will not have an Adverse Effect on the Integrity of the Arun Valley SAC/ SPA /Ramsar site, either alone or in combination with other plan and projects. Natural England has been consulted on the Appropriate Assessment and have raised no objections subject to the mitigation measures being secured by condition. Appropriate conditions are recommended to secure the mitigation and off-setting measures.

### **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.
- 6.39 Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions would be secured by condition:
- Requirement to provide full fibre broadband site connectivity
  - Dedicated refuse and recycling storage capacity
  - Cycle parking facilities
  - Electric vehicle charging points
- 6.40 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**

- 6.41 The application site would be located to the eastern-most portion of the residential garden serving the dwelling known as Woodlands, within the Southwater built-up area boundary.
- 6.42 The principle of residential development on the site was considered under a previous planning permission reference DC/18/1540. It was however considered that the proposal would be appropriate development, with the proposed plot size and quantum of development considered to maintain the characteristics and function of the settlement. It was also considered that a sufficient plot size was retained for the existing property. Given existing backland development to the south and west of the application site, the proposal was considered acceptable in principle, subject to all other material considerations. This previous permission has established the principle of residential development on the site, and this is considered a material consideration of significant weight.
- 6.43 The proposed development would provide an attractive and high quality design which would make efficient use of land, and would be of a scale, massing and appearance that would sit comfortably within the surroundings. While the proposal would contrast the materiality and visual appearance of nearby dwellings, and would not reflect the preferences described within the Parish Design Statement, the proposal would be of an innovative and high quality design that would not significantly harm the townscape character and visual amenities of the locality. On the balance of these considerations, the proposed development is considered acceptable with regard to design considerations.

- 6.44 Following amendments to the scheme, which have repositioned the proposed dwelling and made minor changes to the location and number of upper floor windows, the proposed development is considered to be appropriately sited. The proposed dwelling would be built in line with the nearest residential property, with the relationship between the proposal and the immediate neighbours considered comparable to the established build pattern. The proposed development has been designed to address potential overlooking, and the proposal would result in no greater overlooking than the established arrangement, with the proposal not considered to result in material harm to the amenities of neighbouring properties.
- 6.45 The proposed dwelling would benefit from sufficient on-site parking, and the proposal would not result in a material intensification in use of the access. As such, the proposal would not result in harm to the function and safety of the highway network.
- 6.46 Having carried out an Appropriate Assessment, subject to mitigation measures secured by condition, the proposed development would have no Adverse Effect on the Integrity of the Arun Valley SAC/ SPA /Ramsar site, either alone or in combination with other plan and projects. Natural England have concurred with this assessment and have raised no objections subject to the mitigation measures being secured by condition.
- 6.47 For these reasons, the proposed development is considered acceptable, in accordance with all relevant local and national planning policies.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 6.48 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.
- 6.49 **It is considered that this development constitutes CIL liable development.**

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	188.63		188.63
		<b>Total Gain</b>	
		<b>Total Demolition</b>	<b>46.6</b>

- 6.50 Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.
- 6.51 Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.52 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 application subject to the following conditions:

#### Conditions:

- 1 **Plans list**
- 2 **Regulatory (Time) Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- 2 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 3 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for the dwelling have been submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

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

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for the 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).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the approved cycle parking facilities associated with the dwelling has been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation of the development hereby permitted and 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).

- 7 **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 megabits 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).

- 8 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (reference NFA-001\_WN\_01\_Rev.3 received 28.09.2022). The dwelling hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 9 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

- 10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on plan reference NFA-001-P.05 rev D unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **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 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 the relationship with immediate residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **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).