



TO: Planning Committee South

BY: Head of Development and Building Control

DATE: 15th November 2022

DEVELOPMENT: Erection of a detached dwelling together with associated driveway and parking.

SITE: 7 The Furlongs Steyning West Sussex BN44 3PE

WARD: Steyning and Ashurst

APPLICATION: DC/21/2784

APPLICANT: **Name:** Mrs E Townsend **Address:** C/O Agent C/O Agent

REASON FOR INCLUSION ON THE AGENDA: More than 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.

RECOMMENDATION: To approve full planning permission subject to appropriate conditions and the completion of a Section 106 Legal Agreement. In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the construction of a detached single-storey three bedroom dwelling on land to the west side of no.7 The Furlongs, Steyning. The initial plans for a proposed chalet style bungalow with loft accommodation were amended in March 2022 to a single-storey dwelling. The proposed amended dwelling incorporates an integral single garage to the north elevation, and will be accessed via the existing driveway to the host dwelling no.7 The Furlongs, with a driveway leading to two car parking spaces adjacent to the garage. Installation of a fast charge socket to the dwelling for the charging of electric vehicles is also proposed.
- 1.2 The amended proposed single-storey dwelling is of a lower height than the neighbouring dwellings, no.7 and no.8 The Furlongs. No.7 is a chalet style bungalow with loft accommodation, and no.8 is a bungalow. The proposed pitched roof is of maximum height

5.7m, eaves height 2.4m. The proposed dwelling to be 11.8m maximum width, 13.6m maximum depth, with 107.8m² ground floor area. The proposed single-storey dwelling is laid out to comprise three bedrooms, an open plan living room, kitchen/dining room, a main bathroom and an en-suite bathroom. The ceiling to the living room area will be vaulted and will comprise two roof lights. The proposed materials are to match no.7 The Furlongs comprising facing bricks to the elevations and a tiled roof.

DESCRIPTION OF THE SITE

- 1.3 The application site is the southwest corner plot of The Furlongs and forms part of the rear/side garden of no.7 The Furlongs. The site is within the Steyning built up area boundary. No.7 The Furlongs is a detached chalet style bungalow with front and rear flat roof dormers providing first floor accommodation, brick built, tiled dual pitch roof. No.s 5, 6 and 7 The Furlongs are a matching row of detached dwellings at the end of the cul-de-sac. No's 8, 9, and 10 The Furlongs, to the north of the site, are a terraced row of single-storey dwellings. A similar row of terraced single-storey dwellings (no.s 2, 3, and 4) occupy the opposite east side of the cul-de-sac.
- 1.4 The existing site of No.7 The Furlongs has a site area larger than neighbouring sites. Boundary treatment around the rear and side of the site consists of a close board timber fencing 1.8m high. Beyond the west boundary of the site runs a public footpath (ref.2291) in a north/south direction. Further west and south of the site are situated the rear gardens and properties of Penlands Rise. No.8 The Furlongs is situated to the north of the site and No.6 The Furlongs is situated to the east, the other side of no.7.

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 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 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

The Steyning Neighbourhood Plan:

SNDP3 – Contribution to Character

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/21/0088 Erection of a single storey side and rear extension with pitched roof.
Application permitted 27.04.2021

ST/19/75 Erection of lock-up garages. (pre-fabricated concrete). (From old Planning History)
Application permitted 09.06.1975

ST/55/74 Erection of block of a three houses and garages. (From old Planning History)
Application permitted 26.11.1974

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

- 3.2 **HDC Conservation:** No Objection

OUTSIDE AGENCIES

- 3.3 **WSCC Highways:** No Objection, Conditions recommended

- 3.4 **Southern Water:** No Objection

- 3.5 **Natural England:** No Objection - Subject to Appropriate Mitigation Being Secured

PUBLIC CONSULTATIONS

- 3.6 **Steyning Parish Council:** Objection
Initial comments based on the original plans: Objection due to loss of privacy to neighbours. The proposed plan is out of keeping with the streetscene.
No consultation response was received to the amended plans consulted on 1st April 2022.
- 3.7 Letters of representation with objections have been received from 21 separate addresses and a report has been received from planningdirect.co.uk on behalf of residents dated 12 April 2022. Relevant objecting comments include concerns on:
- Overdevelopment, development pattern, a precedence would be set for infill development
 - Out of keeping with character of the area and layout of existing homes.
 - Loss of privacy, overlooking
 - Overshadowing, loss of light
 - Substandard accommodation/ living conditions
 - Increase in traffic, parking and access concern
 - Negative impact on environment

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 of Development:

- 6.1 Steyning is classified within policy 3 of the Horsham District Planning Framework (HDPF) as a small town/large village, characterised to possess a good range of services and facilities, strong community networks and local employment provision with reasonable public transport services. Such settlements are capable of accommodating the majority of day-to-day needs for residents, and may act as a hub for smaller settlements in the vicinity, but likely rely on other settlements to meet a full range of healthcare, social, educational and employment demand.
- 6.2 Policy 3 of the HDPF provides that development within defined built-up areas will be permitted, provided that such development is of a scale and nature which preserves the settlement characteristics of its respective setting.
- 6.3 The application site is located within a defined built-up area and as such is found within a location where the principle of development is established by HDPF policy 3. It is not considered that the provision of a single dwelling would represent a scale or form of development which would materially influence the status or character of Steyning as a small town and its positioning within the 'settlement hierarchy' defined at HDPF policy 3.
- 6.4 The site is well-located relative to services, amenities afforded within the settlement of Steyning in addition to locally available public transport infrastructure. The site, therefore, is deemed to be a sustainable location for residential development and it is considered that the provision of a single dwelling in this location would benefit from the Authority's support in principle, subject to all other material considerations.

Design and Appearance:

- 6.5 Policy 25 of the HDPF requires that development protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation.
- 6.6 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.7 The application site is located within a suburban setting principally characterised by modern residential development. The predominant material in this location is facing brickwork (red/brown) and tiled roofing and proposed materials are to match the adjacent dwelling.
- 6.8 The pattern of development in the immediate vicinity is dwellings of both two-storey and single-storey arranged around a cul-de-sac (The Furlongs) with the surroundings being the rear of properties from surrounding roads of Penlands Rise and Ingram Road. The prospective development would constitute infill development in this location and would broadly continue the pattern of development around a cul-de-sac. It is not considered, therefore, that the proposal would represent an incongruous addition to the local pattern of built development, subject to the quality of design and landscaping associated with the prospective development.

- 6.9 As a sub-division of the existing plot, the prospective dwelling of ground floor area 107.8m² would occupy the western half of overall site area 995.8m². The separation distance from the eastern boundary would be approximately 3.1m, the distance to the western boundary would be approximately 2m. The rear garden depth would be almost 9m at its shortest depth from the stepped rear elevation, and distance from the most northern part of the north elevation to the northern boundary would be 4.4m approximately. The indicative site-plan demonstrates the prospective single-storey dwelling would occupy a reasonably proportioned plot which could still accommodate sufficient amenity spaces and parking area. It is not considered, therefore, that the proposal would represent an unduly cramped form of development incongruous to the character of its surroundings. Existing timber fencing boundary treatment would be maintained in the proposal and the plot is to be subdivided by timber fencing, consistent with existing development in the surrounding area.

Amenity Impacts:

- 6.10 Policy 33 of the HDPF provides that development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land.
- 6.11 Paragraph 127(f) of the NPPF provides that planning policies and decisions should ensure a high standard of amenity for existing and future occupiers.
- 6.12 The prospective single-storey dwelling would be sited within its own plot with close board fencing boundary treatment consistent with existing development in the surrounding area. There is no first-floor accommodation incorporated in the amended proposed dwelling and therefore the proposed with single storey height windows would not be anticipated to result in a significant loss of privacy compared to the existing arrangement, given the single storey nature of the proposal. On balance it is considered that such an arrangement would unlikely amount to an unacceptable loss of privacy.
- 6.13 The prospective dwelling is located to the south of No.8 The Furlongs. The northern most elevation of the proposed dwelling would be the side wall of the garage for which the garage door would face east. The pitched roof of the garage reaches an apex height of 4.6m, with eaves height 2.4m, and is of depth 6m approx. The distance of this northern elevation from the northern boundary would be approx. 4.4m, and would not be considered to give rise to a significant degree of overshadowing or loss of natural light. The eastern most elevation of the proposed dwelling is a pitched roof to an apex height of 5.7m. Any loss of evening light to the rear amenity of no.7 would be limited given the east elevation roof pitching to an eaves height of 2.4m, minimising the amount of massing nearest to the boundary. and would not be considered an unacceptable degree of overshadowing or loss of natural light. The proposal is therefore considered to be acceptable on amenity grounds.

The quality of the resulting residential environment for future occupiers:

- 6.14 The indicative floor plans of the prospective dwelling would satisfy minimum technically described space standards for a three bedroom dwelling and would benefit from sufficiently proportionate external amenity spaces. Suitable distances would be preserved to neighbouring development to ensure that there would not be any harmful overlooking and other properties would not appear as overbearing on the proposed dwelling. It is considered that the proposed development provides adequate indoor living space for occupants.
- 6.15 The garden space is considered to be adequate to serve the dwelling, would not be dissimilar to other examples in the vicinity and would not be subject to overlooking harm beyond that of the existing situation on site. Consequently, it is considered the quality of the resulting internal and external living environment would be acceptable

Parking, Highways Safety and Operation:

- 6.16 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, and facilities to meet the needs of anticipated users, with consideration given to the needs of cycle parking and electric/low emission vehicles.
- 6.17 The Furlongs is an unclassified residential cul-de-sac subject to a speed restriction of 30 mph. As existing, No.7 has onsite parking capacity for a number of vehicles, with all other properties benefitting from driveways and hardstanding's capable of accommodating 2-3 vehicles. The applicant proposes to utilise the existing vehicular access to be used as a shared access, with no alterations proposed. The Local Highways Authority (LHA) considers there are no apparent visibility issues with the existing point of access on to the maintained highway.
- 6.18 The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of movements to or from the site. For vehicular parking, the proposal retains a hardstanding to the front of No.7 capable of accommodating two vehicles (Nb the property retains an integral garage also), whilst the proposed dwelling includes capacity for two vehicles plus an integral garage that meets the WSCC size guidance of 3m by 6m. Whilst the WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three parking spaces, overall it is considered that the onsite capacity for both dwellings of two bays plus a garage remains suitable within the context of the site where there is opportunity for parking in the cul-de-sac should the need arise. Whilst it is noted that on-site turning does not appear achievable meaning vehicles may have to exit the site in a reverse gear, this is the existing arrangement common within the cul-de-sac which has operated with no highway safety concerns.
- 6.19 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 111), and that there are no transport grounds to resist the proposal.
- 6.20 Overall, subject to the provision of the above parking facilities and cycle storage within the garage, the proposal is considered to be in accordance with HDPF policies 40 and 41.

Ecology:

- 6.21 Policy 25 and 31 of the HDPF seek to protect the natural environment and landscape character of the district. Protected habitats and species will be protected against inappropriate development, and opportunities to enhance green infrastructure and biodiversity will be encouraged
- 6.22 The application site concerns an area of domestic garden with maintained lawn. There are no ecological designations contained within the application site, or within the near to medium vicinity of the application site. The application site, therefore, is not regarded as ecologically sensitive, and there is no evidence before the Authority that this serves as a commuting or foraging habitat for protected species. The absence of pre-existing structures renders the site unlikely to host bats with the majority of planting not native to this location. In such circumstances it is not deemed necessary, reasonable or proportionate to require a full ecological recording to preclude the possibility of adverse impacts upon protected species. Subject to compliance with separate regulatory mechanisms under the Wildlife and Countryside Act 1981 in respect of breeding birds, it is not considered that the proposal would adversely impact upon protected species and habitats or prove contrary to the requirements of HDPF policies 25 and 31.

Climate change:

- 6.23 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.
- 6.24 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 in line with Water Neutrality Statement
 - Requirement to provide full fibre broadband site connectivity
 - Dedicated refuse and recycling storage capacity
 - Cycle parking facilities
 - Electric vehicle charging points

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Water Neutrality:

- 6.25 The scheme is for a new 3 bed single-storey bungalow as an infill dwelling adjacent to a previously existing two storey dwelling. To address the Natural England Position Statement of September 2021, a Water Neutrality Strategy has been submitted with attached metered water bills (CGS Civils, Ref. C1886 Rev-P8 14 Sept 2022; C1886 Rev-P7 31 May 2022 includes bills; and existing/proposed fittings survey Ref. C1886 Rev.P-13 September 2022.)
- 6.26 The Water Neutrality Statement supported by existing water usage bills sets out the below. Proposed new dwelling: Average occupancy 2.47 x 110 l/p/d = **271.7 l/day**. By installing the water efficient devices listed in the statement, it is possible to reduce the water demand on site from 271.7 l/day down to 219.92 l/day (Average Occupancy 2.47 x 89.04 l/p/d, as detailed in Appendix A: Water Calculator for Proposed fittings in the submitted water neutrality statement) = **219.92 l/day**)

Rainwater harvesting

By also installing rainwater and greywater harvesting technologies listed, the total demand will be reduced to: 2.47 x 66.2, as detailed in Appendix B: Water calculator for proposed fittings with RWH of the submitted water neutrality statement) = **163.5 l/day**

Three Existing properties are proposed to be retrofitted in order to offset the water demand from the proposed new property, and existing water bills are provided for the last 3 years for the three properties. (See metered water bills attached to Water Neutrality Statement – Prepared by CGS Civils Ltd, **Ref. C1886 Rev-P7 31 May 2022**)

Property 1 Steyning BN44 (Customer ref.12383*) 5-bedroom dwelling- uses on average **389.6 l/day**.

Average Occupancy level = 3.09. This results in a water demand of 126 l/p/d. Through the fitting of aerators within basin and kitchen sinks as well as removing a bath and replacing it with a shower, and replacing an existing toilet with an eco-toilet, the water demand can be reduced down to 89.15 l/p/d, which equates to **275.4 l/day** which is a reduction of **114.2 l/day**, which leaves a water demand of **49.3 l/day** to be offset, as detailed in Appendix C of the submitted water neutrality statement.)

Property 2 in Steyning BN44 (Customer ref.11395*) is willing to offer up their property for retrofitting. The property is a 5-bedroom dwelling with only the owner living there. Through existing water bills which cover the past three years, the property uses on average **152 l/day**.

By retrofitting the shower heads and aerators to basin/kitchen taps within this property, the water demand can be reduced by **19.96 l/day**.

Property 3 in Steyning BN44 (Customer ref.1225*) is willing to offer up their property for retrofitting. The property is a 4-bedroom dwelling with an average occupancy of 2.86. Existing water bills covering the last 3 years show an average of **433 l/day**. This equates to **151.3 l/p/d**. By retrofitting the basin/kitchen taps with aerators and swapping out the showerheads within this property, the water demand can be reduced by 19.95 l/p/d or **57.05 l/day** which is sufficient enough to offset the proposed dwellings water demand.

The total reduction in water demand across all 3 properties is sufficient to offset the proposed new dwelling. The proposed properties are willing to sign a S106 agreement alongside the Applicant in order to secure these works.

- 6.27 Officers have undertaken an appropriate assessment of the proposals including mitigation Natural England have provided a consultation comment of no objection subject to appropriate mitigation being secured.
- 6.28 With a suitable condition of approval to secure the above mitigations and a S106 agreement in order to secure these works it is considered that the grant of planning permission would not adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusions:

- 6.29 The application site is located within the built up area of Steyning. The principle of development is established by Policy 3 of the HDPF which provides that development within defined built-up areas will be permitted, provided that such development is of a scale and nature which preserves the settlement characteristics of its respective setting. The site therefore is deemed to be a sustainable location for residential development and it is considered that the provision of a single dwelling in this location would benefit from the Authority's support in principle, subject to all other material considerations. The design of the proposed dwelling on the site is considered acceptable with reference to the requirements of policies 25, 32 and 33 of the HDPF. With appropriate recommended conditions as listed below it is considered that the development would avoid unacceptable harm to the amenities of neighbouring property compliant with Policy 33 of the HDPF and the proposal would provide adequate parking provision, and is not considered to result in a material impact to road safety in accordance with HDPF policy 41. Water neutrality has been demonstrated with a sufficient degree of certainty and with the agreement of Natural England, thereby avoiding adverse impact on the Arun Valley SAC/SPA and Ramsar sites. For these reasons, the proposal is considered to accord with all relevant local and national planning policies.

7. RECOMMENDATION:

To approve planning permission subject to the completion of a legal agreement and the following conditions:

Conditions:

- 1 Plans list
- 2 **Standard 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.

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

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 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 development has been submitted to and approved by the Local Planning Authority in writing. 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:** The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Strategy (prepared by CGS Civils, Ref. C1886 Rev-P8 14 September 2022 and existing/proposed fittings survey Ref. C1886 Rev.P-13 September 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 the dwelling, including the mitigation works within the existing adjacent dwelling at 7 The Furlongs, has been implemented in full. The evidence shall include the specification of fittings and appliances used within both dwellings, 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 within both dwellings.

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).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall 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 approved scheme shall be installed prior to first occupation of the development 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).

- 8 **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. No dwelling (or use) hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have 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).

- 9 **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 (or use) 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).

- 10 **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking spaces (including garage) necessary to serve it have been constructed and made available for use in accordance with the approved site plan ref. PL4 REV.A. These car parking spaces shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **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).

- 12 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **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, AA, 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: In the interests of amenity and to ensure an appropriate degree of outdoor private amenity space is maintained to serve the dwelling in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **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 neighbouring occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).