



**TO:** Planning Committee South

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

**DATE:** 23<sup>rd</sup> January 2024

**DEVELOPMENT:** Erection of 1no detached chalet style dwelling replacing mobile home on farm.

**SITE:** Land To The North of Backsettown Farm, Backsettown Farm, Furners Lane, Henfield, West Sussex

**WARD:** Henfield

**APPLICATION:** DC/22/2194

**APPLICANT:** **Name:** C/O Agent **Address:** Backsettown Farm, Furners Lane, Henfield, BN5 9HS

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

**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**

1.1 To consider the planning application.

### **DESCRIPTION OF THE APPLICATION**

- 1.2 The application seeks full planning permission for the erection of 1no. detached chalet dwelling. The proposed dwelling would be located immediately to the south of Furners Lane, within the wider ownership of Backsettown Farm, and would be accessed from the existing access track.
- 1.3 The proposed dwelling would be single storey with 2no. bedrooms, a kitchen, lounge/dining room, bathroom, and integral garage. The proposal would incorporate a hipped roof and would be finished with facing brick and clay tiles.
- 1.4 The proposal seeks an alternative development to that approved under planning reference DC/20/1500, which approved a replacement dwelling located within the wider site ownership. The Applicant has agreed to enter into a s106 Agreement to limit the implementation of either the extant permission DC/20/2500 or the development currently proposed (but not both). If this permission is implemented, a clause within the legal agreement will require the removal of the mobile home.

## DESCRIPTION OF THE SITE

- 1.5 The application site is located to the south of Furners Lane, outside of the designated built-up area boundary. The site is therefore located within the countryside in policy terms.
- 1.6 The site comprises part of an agricultural field located within the site ownership of Backsettown Farm, with the complex of buildings comprising the Farm located further to the south.
- 1.7 The wider surroundings are characterised by open countryside, with sporadic residential development located to the north and west.

## 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 (Dec 2023)**

- 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 28 - Replacement Dwellings and House Extensions in the Countryside

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

- 2.5 **Henfield Neighbourhood Plan (2021)**

Policy 1 – A Spatial Plan

Policy 2 – Housing Site Allocations

Policy 10 – Green Infrastructure and Biodiversity

Policy 12 – Design Standards for New Development

## PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/20/1500	Replacement of detached bungalow (amendment to DC/18/0952)	Application Permitted on 15.02.2021
DISC/23/0085	Approval of details reserved by conditions 3 and 4 to approved application DC/20/1500	Application Permitted on 30.05.2023

### 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)

#### INTERNAL CONSULTATIONS

##### 3.2 **HDC Arboricultural Officer:** Comment

The site is bounded to the north along Furners Lane PROW by a length of suburbanising closeboard fence and the remains of the somewhat unkempt laneside hedgerow which contains a row of mature trees. The nearest tree to the proposed dwelling position is a large oak tree that due to its species, size and age, is of significant landscape merit.

The application is not accompanied by a tree survey and AIA and the tree is not plotted on the submitted plans. Having briefly discussed the value of the tree with the land owner whilst on site, it is clear that former guidance was given by the HDC arboriculturist to ensure any new construction or excavation was minimally the height of the tree away (circa 20m). From my observations it would appear that the proposed build siting is closer.

If minded to approve, in order to ensure the retention of the tree and longer term public amenity, recommend either a measured tree survey and AIA is requested in accordance with standard validation requirements or the tree is accurately plotted on a layout plan, with clear dimensions showing the dwelling juxtaposition and all proposed hard landscaping and fencing. Ideally, both the dwelling and associated garden curtilage should be re-sited well away from the current branch spread of the tree to avoid unnecessary future pressures to lop the tree, associated with perceived domestic nuisances of leaf and seed fall etc.

##### 3.3 **HDC Conservation:** Comment

The proposed dwelling has no architectural merit and is reminiscent of late twentieth century suburban design. The context is one of edge of settlement historic farmsteads.

If the principle of development is acceptable, then any dwelling should reflect the context and appear as a traditional farm building fronting the lane. The current proposed dwelling will cause harm to the setting of the neighbouring listed building due to a dilution of its historic rural context.

#### OUTSIDE AGENCIES

##### 3.4 **WSCC Highways:** Comment

No concerns raised

##### 3.5 **WSCC Public Rights of Way:** No comments received

##### 3.6 **Southern Water:** Comment

Southern Water requires a formal application for a connection to the public sewer to be made by the Applicant or developer.

#### PUBLIC CONSULTATIONS

##### 3.7 Parish Comments: Objection

- Not allocated as a strategic site
- Not a nominated site within the Neighbourhood Plan
- Not within an existing built-up area
- Does not adjoin an existing settlement edge
- Does not maintain the quality and character of the area
- Does not contribute to diverse and sustainable farming enterprises or promote recreation
- Does not protect the high quality of the District's environment
- Does not protect, conserve, or enhance the landscape or townscape character of the District
- Does not support the needs of agriculture or forestry; does not enable the extraction of minerals or disposal of waste; or provide for quiet informal recreational use; or enable the sustainable development of the rural area
- The scale, massing and appearance is out of keeping and unsympathetic with the built surroundings
- Much larger than the existing mobile home
- Different location on the site

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY**

- 4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.
- 4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

#### **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 erection of 1no. 2-bed dwelling. The application represents an alternative to planning approval reference DC/20/1500, where the current proposal seeks an alternative siting of the dwelling.

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

- 6.2 Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict. Replacement dwellings should not be disproportionate to the size of the existing dwelling.
- 6.3 Policy 1 of the Henfield Neighbourhood Plan defines the built-up area boundary of Henfield and Small Dole. Development proposals located inside these boundaries will be supported

provided they accord with the other provisions on the Henfield Neighbourhood Plan and Horsham District Planning Framework. Development proposals outside of these boundaries will be supported where they conform, as appropriate to their location in the neighbourhood area, to national, HDPF and South Downs Local Plan policies in respect of development in the countryside.

- 6.4 The application site benefits from an extant planning permission under reference DC/20/1500 which related to a replacement 2-bed dwelling. The application was approved on 15 February 2021 and remains extant with the permission expiring on 15 February 2024.
- 6.5 The current application seeks permission for a 2-bed dwelling to the same footprint, design, and form as that previously approved. No alterations are proposed to the development, however the proposed dwelling would be re-located to the north outside of the existing Farm curtilage, but remaining within the wider land ownership. The Planning Statement submitted in support of the application outlines that the proposed development would be re-located to improve the solar efficiency of the property and to provide better access. It is also suggested that the area of land subject of the previous application is now frequently affected by flooding, with the relocation of the dwelling to the north reducing the likelihood of flooding. It is noted that the site is located in Flood Zone 1 which has a low probability of flooding from rivers and seas, and no evidence has been provided to demonstrate that the land does flood frequently.
- 6.6 The application is submitted on the basis that the proposed dwelling would replace the extant permission for the dwelling approved under application DC/20/1500. Given the new location would be within the wider land ownership and not unduly remote from the existing buildings or other buildings along Furners Lane, it is considered that the principle of development can be supported subject all other material considerations including landscape impact, and subject to a s106 Agreement to ensure that only one of the permissions is built out (either DC/20/1500 or the current proposal DC/22/2194). The Legal Agreement would also require the removal of the existing caravan within the land ownership, which justified the approval of the extant development in the first instance.

### **Design and Appearance**

- 6.7 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape 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.
- 6.8 Policy 12 of the Henfield Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, the scale, density, massing, height, landscape design, layout and materials should be of a high quality and reflect the architectural and historic character and scale of the surrounding buildings and street scene.
- 6.9 Paragraph 135 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.

- 6.10 As set out above, no alterations are proposed to the design, form or appearance of the dwelling compared to the extant scheme. The principle of this style and vernacular has therefore been established as acceptable within the locality.
- 6.11 The main consideration is therefore the new location for the dwelling to the north away from the complex of farm buildings where the extant permission is located. The new location is immediately to the south of Furners Lane, set adjacent to the main farm site access and behind a retained tree line which extends along the boundary with Furners Lane. Given this tree line, the proposal would be glimpsed when passing the site access.
- 6.12 It is noted that this section of Furners Lane comprises sporadic residential development, with a higher density ribbon development located within the Henfield Built Up Area Boundary approximately 60m to the west. These dwellings are generally set back from the highway, albeit visible due to the limited screening provided along their frontages. Furners Farm is located approximately 220m to the east of the application site, with the dwelling located in similar proximity to Furners Lane as that proposed.
- 6.13 Given the context of sporadic residential dwellings located adjacent to Furners Lane, it is not considered that the proposed development would result in a significant adverse impact on the landscape character of the area. While recognised that the proposed dwelling would be visible from the access point, only intermittent glimpses of the development would be visible from wider public views, with the modest scale and height of the building, when coupled with the enclosed nature of the site, considered to limit the visual prominence of the proposal. On the balance of these considerations, the proposed development is therefore considered to accord with the above policies.

### **Amenity Impacts**

- 6.14 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute 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.
- 6.15 Policy 12 of the Henfield Neighbourhood Plan states that development proposals should be designed to respect the amenities of occupiers/users of nearby property and land.
- 6.16 The proposed dwelling would be located at a substantial distance from the nearest residential properties, and would reflect the residential characteristics of similar development within the vicinity. It is not therefore considered that the proposed development would result in harm to the amenities of neighbouring properties through noise, disturbance, loss of privacy or loss of natural light. The development is therefore considered to accord with the above policies in this regard.

### **Highways Impacts**

- 6.17 Policy 41 of the HDPF states that development should provide safe and adequate parking, suitable for all anticipated users.
- 6.18 No detailed drawings have been provided of any proposed hardstanding to be utilised by the development, albeit that it is considered there is sufficient space within the red outline to accommodate anticipated parking demand. Conditions can secure the necessary hard and soft landscaping detail to ensure sufficient onsite parking capacity is provided. No alterations are proposed to the existing access.

- 6.19 Following consultation with WSCC Highways, the proposed development is considered similar to the existing dwelling on the site, and no highway capacity or safety concerns are raised.
- 6.20 For these reasons, the proposed development is not considered to result in adverse harm to the safety and function of the public highway, in accordance with the above policy.

### **Water Neutrality**

- 6.21 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.
- 6.22 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.
- 6.23 The proposed dwelling would consume no more water than the dwelling approved under the extant permission DC/20/1500, given the number of bedrooms and design is identical. Both the pre-commencement and pre-slab level conditions attached to the extant permission have been discharged under application DISC/23/0085, therefore the extant permission may be implemented without needing to demonstrate water neutrality. The Applicant has further confirmed their intention to carry out the approved development if the current application is not approved. It is therefore considered that the extant permission for the 2-bedroom dwelling approved under application DC/22/1500 represents a reliable fallback.
- 6.24 The proposed development would result in no greater water consumption than the previously approved scheme, and the applicant has agreed to enter into a s106 Agreement to secure that only one of the permissions (either DC/21/1500 or the current application DC/22/2194) is implemented. Subject to such Legal Agreement, the proposed development would result in no greater water demand than the approved scheme.
- 6.25 For this reason, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore 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.

### **Climate change**

- 6.26 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.
- 6.27 Should the proposed development be approved, the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Cycle parking facilities
- Electric vehicle charging points

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

### **Conclusions**

6.29 The proposed development is located outside a defined built up area boundary, where the development of open-market housing would result in conflict with the strategic spatial strategy of the development plan as outlined within HDPF Policy 2 and the provisions of HDPF Policy 26 in seeking to prevent development unessential to a countryside location.

6.30 The development would however represent an alternative development to that approved under planning permission DC/20/1500, where this approval represents a reliable fallback. The Applicant has agreed to enter into a Legal Agreement to limit the implementation of one scheme (either DC/20/1500 or DC/22/2194) and remove the mobile home to ensure that there would be no net increase in the number of dwellings on the wider land holding. The proposal would not therefore result in a greater level of activity within the countryside location, a net increase in vehicle movements to and from the site or an increase in water consumption. The principle of the development is therefore considered acceptable.

6.31 The proposed development is not considered to result in significant adverse harm to the visual amenity and landscape character of the site and wider surroundings, nor would the development result in harm to the amenities of neighbouring residential properties and users of land. Furthermore, the development is not considered to result in adverse harm to the safety and function of the public highway.

6.32 For these reasons, it is recommended that planning permission be granted, subject to the completion of a legal agreement pursuant to S.106 of the Town and Country Planning Act 1990, and the conditions specified below.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

**It is considered that this development constitutes CIL liable development.**

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	101.18		101.18
	<b>Total Gain</b>		
	<b>Total Demolition</b>		

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

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



## 7. RECOMMENDATIONS

- 7.1 To approve the application subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

### 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 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 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).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until 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 trees and 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 or retained 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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 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 a minimum 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).

- 10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed 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, E, or F of Part 1 or Class A of Part 2 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 the site's countryside setting in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **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 09:00 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).