



Horsham
District
Council

ADDENDUM TO PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development

DATE: 05 September 2017

DEVELOPMENT: Erection of 2 x two storey, 1 x single storey dwellings and detached single garage with associated parking/hardstanding (involving demolition of existing bungalow).

SITE: Vivians North Heath Lane Horsham West Sussex RH12 5PQ

WARD: Holbrook East

APPLICATION: DC/17/1458

APPLICANT: **Name:** Broughtonwood Homes **Address:** c/o OSP Architecture, Broadmede House, Farnham Business Park, Weydon Lane, Farnham, GU9 8QT

1. OUTCOME OF CONSULTATIONS

INTERNAL CONSULTATIONS

- 1.1 **Arboricultural Officer** comments amended following the receipt of additional and revised material (which omits the proposed garage to plot 3) and therefore no longer objects to the siting of the garage within the protected tree's root protection area. The additional information confirmed that the drive would be of a no dig construction, thus overcoming comments relating to levels and siting for the drive. Objection is sustained regarding to the potential future residential development pressures to the protected tree.

2. OFFICER COMMENTS

- 2.1 Paragraph 6.10, relating to Plot 2's siting in relation to neighbouring dwellings, states that the new dwelling would be sited 2.1m from the neighbours, which should read 21m.

- 2.2 Paragraph 6.19, relating to issues with the protected tree, to be re-worded to reflect the Arboricultural Officer's comments following the submission of the revised and additional detail.
- 2.3 Updated plans list to include the revised site layout plan, which excludes the garage, and the additional plan detailing the proposed land level

3. RE-WORDED CONDITIONS

- 3.1 (8) **Pre-Commencement Condition:** Notwithstanding previously submitted drawings, prior to the commencement of the construction of the proposed bungalow and the associated drive (plot 3), detailed drawings of their foundations and footings below ground level shall be submitted to and approved in writing by the Local Planning Authority, and shall be undertaken in accordance with the approved details.

Reason: to protect the future health and amenity of the adjoining trees.

- 3.2 (15) **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 B, C and F of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual and neighbouring amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015)