



TO: Planning Committee (South)
BY: Head of Development
DATE: 21 November 2017
DEVELOPMENT: Proposed erection of a single storey five bedroom dwelling with associated landscaping and arboricultural works
SITE: Upper Champions Farm Barn Dukes Hill Thakeham West Sussex RH20 3EW
WARD: Chanctonbury
APPLICATION: DC/17/2107
APPLICANT: **Name:** Mr Anthony James **Address:** Upper Champions Farm Barn Dukes Hill Thakeham West Sussex RH20 3EW

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, represents a departure from the development plan

RECOMMENDATION: To approve the planning application

1. THE PURPOSE OF THIS REPORT

To consider the planning application

DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks full planning permission for the erection of a single storey 5-bed dwelling to be positioned in the eastern corner of the application site. The proposed dwelling would consist of adjoining elongated segments measuring to a total length of 55m and overall depth of 33m, with the dwelling oriented to face west. The proposal would be built into the ground by approximately 1.5m, so that the dwelling would stand at a height of 1.8m above the highest ground level. The dwelling would incorporate a flat roof laid to grass and wildflowers, with a roof terrace positioned centrally.
- 1.2 The proposed dwelling would provide a central area including kitchen, dining room, living room and snug, with 4 no. bedrooms (including en-suites) positioned to the north, and a 1-bed annexe for the elderly parents positioned to the south (incorporating living room, library, bedroom with en-suite, and kitchen/dining room). The residential amenity space would be built within the confines of the elongated stone walls, and would be extend from the central area of the dwelling.
- 1.3 It is proposed to continue the use of the wider site for grazing, and as such a ha-ha has been included along the western perimeter of the application dwelling. The proposal would

incorporate 2 no. designated parking spaces with hardstanding to the south-west of the dwelling, with tractor store positioned to the northern section of the dwelling.

- 1.4 The application is submitted as a paragraph 55 dwelling under the National Planning Policy Framework (NPPF), meaning that the proposed dwelling is of *“exceptional quality or innovative nature of design” which seeks to be truly outstanding, helping to raise standards of design in rural areas; reflect the highest standards of architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.*”
- 1.5 The scheme has been subject of an independent design review panel by ‘*Design South-East*’. This has been undertaken to provide professional peer review of the design quality of the proposal, in order to ascertain how the design quality of the dwelling accords with paragraph 55 of the NPPF. Design Panel South-East concluded in their report that *“investigation into historic drainage channels and field patterns has been particularly informative, and we feel the strong linear elements of the proposal inspired by this have provided a positive starting point...the overriding design concept to create linear elements informed by drainage channels is a positive starting point, with the percolation and people being directed by the topography.”*

DESCRIPTION OF THE SITE

- 1.6 The application site consists of an open field positioned to the west of Duke Hill, outside of any built-up area boundary. The site is positioned to the far eastern corner of the field, and at the apex of the shallow incline which rises from west to east.
- 1.7 The wider site is characterised by an open undulating field, with a public bridleway which passes diagonally through the site. The agricultural field is bound by trees and hedging, with a mature tree line along the western boundary of the site.
- 1.8 A residential property, known as Thakeham Manor, is positioned to the north of the application site. This property is set at a distance of approximately 60m from the site, and is oriented to face north-south. This neighbouring property includes trees and hedges along the southern and western boundaries.
- 1.9 A number of agricultural buildings, including several residential dwellings are positioned to the south-east of the application site, separated at a distance of approximately 100m.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 **National Planning Policy Framework:**

NPPF1 - Building a strong, competitive economy
NPPF3 - Supporting a prosperous rural economy
NPPF4 - Promoting sustainable transport
NPPF6 - Delivering a wide choice of high quality homes
NPPF7 - Requiring good design
NPPF11 - Conserving and enhancing the natural environment
NPPF14 - Presumption in favour of sustainable development

2.3 **Horsham District Planning Framework (HDPF 2015)**

HDPF1 - Strategic Policy: Sustainable Development
HDPF3 - Strategic Policy: Development Hierarchy
HDPF4 - Strategic Policy: Settlement Expansion
HDPF15 - Strategic Policy: Housing Provision
HDPF16 - Strategic Policy: Meeting Local Housing Needs
HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
HDPF26 - Strategic Policy: Countryside Protection
HDPF32 - Strategic Policy: The Quality of New Development
HDPF33 - Development Principles
HDPF40 - Sustainable Transport
HDPF41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

2.5 **Thakeham Neighbourhood Development Plan**

Policy 1 - A Spatial Plan for the Parish
Policy 6 – Design
Policy 8 – Sub division of Agricultural Land
Policy 9 – Development in the Countryside
Policy 10 – Green Infrastructure and Valued Landscapes

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/14/2297	Erection of detached 7 bed dwelling with ancillary garaging and swimming pool buildings to replace existing grain store	Application Refused on 27.01.2015
DC/15/0892	New dwelling to replace redundant grain store	Application Refused on 26.06.2015
DC/16/1226	Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development	Prior Approval Required and REFUSED on 22.07.2016

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 **Landscape Architect:** No Objection.
- 3.3 The proposed development (and removal of the grain store) would contribute positively to the visual attraction and interest of the site by virtue of its design and use of materials. The Landscape Character however, will be affected as it cannot be denied that this is a building to be used for habitation rather than agriculture, but again with the low stone walls and low key nature of the design is not unattractive and provides an interesting feature which echoes the form of agricultural buildings and enclosures expected in rural locations, therefore not totally incongruous and has a low negative impact on the landscape character of the site.
- 3.4 Careful thought has gone into the design of this building – and one of the primary drivers is the relationship between the built form and the landscape - both as it exists now and how the field functioned in its past. The process of design review panels has assisted in arriving

at a solution which sits in the landscape and relates sympathetically to its immediate surroundings. The proposed design **is** innovative, distinctive and makes use of existing landform to ensure the profile is less prominent in the landscape. The one storey, partially buried, building is nestled in a low point of the field facing West. The alignments of the walls deliberately follow the ancient drainage routes on the field and forms part of the design methodology used in its evolution – in a direct attempt to be relate to the existing landform and landscape history. The materials used are locally prominent and the associated green roofs and planting to the front of the property will contribute positively to the biodiversity of the site (providing native species will be used) and will help incorporate the design into the landscape.

- 3.5 The effect of the proposal on the Landscape Character of the site will be of a low negative nature, whilst the visual impact will be positive. There will be a net biodiversity gain derived from the green roofs and additional planting. The proposals is considered to accord with HDPF policies 31, 32 and 33 and in part with Policy 26, and are broadly in line with the guidance set out in the Landscape Character Assessment for area F1 Pulborough, Chiltington and Thakeham Farmland.

OUTSIDE AGENCIES

- 3.3 **Ecology Consultant:** No Comment.
- 3.4 **West Sussex County Highways:** No Objection.
- 3.5 **Southern Water:** No Objection.
- 3.6 **Public Rights of Way:** No Comment.

PUBLIC CONSULTATIONS

- 3.7 **Thakeham Parish Council:** No Objection
- 3.8 Five letters of objection were received from 3 separate households. These can be summarised as follows:
- Out of character with the wider locality
 - Harm to the landscape character of the field to which it forms a part
 - Impact on the public right of way and wider views
 - Impact on neighbouring property to the north

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 The application site is located outside of any defined built-up area boundary as identified by Policy 3 of the Horsham District Planning Framework (HDPF), as such from a policy perspective the site is considered to be within a countryside location. New dwellings in the countryside are not generally permitted unless there are exceptional circumstances.
- 6.2 Paragraph 55 of the NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities...Local Planning Authorities should avoid new homes in the countryside unless there are special circumstances such as:*
- *the essential need for a rural worker to live permanently at or near their place of works in the countryside; or*
 - *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
 - *where the development would re-use redundant or disused buildings and would lead to an enhancement to the immediate setting; or*
 - *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
 - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - *reflect the highest standards of architecture;*
 - *significantly enhance its immediate setting; and*
 - *be sensitive to the defining characteristics of the local area.”*
- 6.3 It is the last bullet point of this paragraph 55 against which the application seeks to justify the proposal. This requires the proposed dwelling to be of “exceptional quality or innovative nature of design” which seeks to be truly outstanding, helping to raise standards of design in rural areas; reflect the highest standards of architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.”
- 6.4 Whether or not the proposal is a truly outstanding or innovative design is invariably a subjective matter. The scheme has though evolved through pre-application discussions which have been subject of an independent design review panel by ‘*Design South-East*’. This process reflects advice contained within the NPPF and Planning Practice Guidance which states that Local Planning Authorities should have design review arrangements in place to provide assessment and support to ensure high standards of design.
- 6.5 The Design Review Panel summarised that the rationale for the proposed dwelling was considered to be an informed approach that engaged with the landscape. The proposal was considered to incorporate strong linear elements which enclosed to form interior spaces; however, a number of concerns were raised with regard to the scale of the dwelling, the superfluous stone walls akin to an art installation, the sensitivity of boundary treatment given the relationship between the development and the historic footpath, and the orientation of the dwelling.
- 6.6 The Design Review Panel considered that the overriding design concept to create linear elements informed by drainage channels, with the percolation of water and people being directed by the topography, as a positive and successful approach.

Is the design truly outstanding or innovative and represent the highest standards in architecture?

- 6.7 The scheme proposes a contemporary approach with a dwelling that would consist of adjoining elongated segments measuring to a total length of 55m and overall depth of 33m, with the dwelling oriented to face west. The proposal would be built into the ground by approximately 1.5m, so that the dwelling would stand at a height of 1.8m above the highest ground level. The dwelling would incorporate a flat roof laid to grass and wildflowers, with a roof terrace positioned centrally.
- 6.8 The Design Review Panel concluded that the overriding design concept to create linear elements, informed by drainage patterns, and linked by perpendicular infill pieces, is a successful approach. However, they felt that the form and orientation of the dwelling needed to be more clearly presented, with a clear hierarchy of lightweight infill panels that are obviously different from the stone walls necessary. In addition, it was considered that the scale of the proposal needed to be reduced, with a staggered approach to reflect the drainage patterns on the site considered to be truer to the design concept.
- 6.9 The proposed dwelling has been reduced in footprint and extent to seek to address the concerns of the Design Review Panel, and has been oriented to face west, mirroring the historic drainage channels and field patterns of the site. The design has been informed by the perception and experience of the site, and has been designed to act as much as an art installation as a functional dwelling. The linear pattern of the dwelling seeks to interact with the undulating landscape, and accentuate and frame the historic field patterns.
- 6.10 The proposed scheme as described in the submitted Planning Statement has been informed by the fieldscape context and surrounding landmarks. The proposed form and segmentation of the dwelling has evolved through lines, points and patterns in the landscape, taken from historic field and drainage patterns of the application site. The proposed positioning of the walls seek to create their own pattern, which organises the building and its spaces, whilst also aiming to integrate with the surrounding landscape by recessing the dwelling so that it emerges from the topography of the site.
- 6.11 The design rationale, focused on the historic drainage channels and field patterns of the site is considered to be an innovative approach, which creates and informs a narrative and perceptual experience of the dwelling, the site, and the surroundings. Given this narrative and design rationale, the proposal is therefore considered to be innovative and of an outstanding standard of design and architecture.

Would the design significantly enhance its immediate setting?

- 6.12 Paragraph 55 of the NPPF requires designs to significantly enhance their immediate setting. In this case, the immediate setting consists of the open agricultural field, under the ownership of the applicant, which extends to a total area of 73 acres of pasture land. The enhancement of the immediate setting is particularly relevant given the historic public right of way which transects the setting from north-west to south-east, and the relatively unspoilt and highly attractive and open area of the field.
- 6.13 The Design Panel Review considered that the open aspect from the public bridleway should be maintained, allowing the existing grassland character to be maintained closer to the dwelling, and the boundary between the pasture and the domestic area handled further towards the dwelling. It was advised that the boundary, possibly with a level change between the wider landscape and the domestic garden area, could follow the pattern of the house elevations, providing an opportunity to stagger the boundary between house and pasture to create a less abrupt separation and reducing the impact on the existing setting.
- 6.14 The proposed dwelling has sought to integrate the built form with the surroundings by recessing the dwelling into the topography of the site, and incorporating the amenity space between the stone walls. A ha-ha is proposed to the western perimeter to separate the

dwelling from the pasture land, whilst allowing the dwelling to be read within the wider surroundings.

- 6.15 Following consultation with the Landscape Architect, it is noted that the existing grain store on the site is large and prominent, without architectural merit or interest. The proposed development therefore has to be weighed against the current visual impact and landscape character of the grain store, and consideration must be given to what the proposal would introduce into the landscape, and how that will be perceived.
- 6.16 Careful thought has gone into the design of the dwelling, with one of the primary drives being the relationship between the built form and the landscape, both as it exists now and how the field functioned in its past. The proposal is considered to sit well in the landscape and relate sympathetically to its immediate surroundings. Whilst the proposal would impact on the landscape character of the site, it is considered to contribute positively to the visual attraction and interest of the site through its design and use of materials.
- 6.17 The proposed dwelling would sit low on the landscape, inset and extending from the surrounding topography, with the walls and inlaid elements reflecting historic drainage channels. The proposal is therefore considered to reflect and take reference from the surrounding environment, with a natural and fluid form that would follow the contours of the site and the surrounding landscape. The proposed scheme is considered to positively contribute to the visual attraction and immediate setting of the site and surroundings, utilising a design and material palette that would contribute to the visual interest of the land and pathways, which would significantly enhance the immediate setting.

Would the design be sensitive to the defining characteristics of the local area?

- 6.18 The locality is characterised by sporadic residential development, with the application site and the wider surroundings defined principally by relatively unspoilt, open agricultural farmland. The application site sits at the apex of the surrounding undulating topography.
- 6.19 The proposed scheme has been designed to sit as a low-key building within the wider landscape, and is defined by its linear composition that interacts with the undulating topography of which it seeks to form a part.
- 6.20 It is noted that any development on the site would be prominent given the open character and aspect of the site, and it is acknowledged that the proposal seeks to limit this through its use of scale and built form. The dwelling has been designed as a single storey building, recessed into the ground, so that it appears as an integrated extension to the landscape. This design rationale is considered to integrate the dwelling into the defining characteristics of the site, creating a low-key dwelling that sits comfortably within its direct surroundings.
- 6.21 Whilst the dwelling would not reflect the recognised Sussex vernacular of surrounding residential development within the locality, it is nonetheless considered that the proposal reflects and responds to the character of the local area, and principally that of the direct surroundings.
- 6.22 When viewed and weighed against surrounding development, the proposed dwelling is considered to be designed to sit sensitively and modestly within the locality.

Amenities of the occupiers and users of adjoining properties and land

- 6.23 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.24 The application site would be positioned within the north-eastern corner of the application site, which is bound by mature trees and hedging to the northern and eastern boundaries.

The adjoining neighbours are positioned to the north and south-east of the application site, positioned at a distance of 60m and 100m respectively.

- 6.25 The application dwelling would consist of a single storey dwelling, recessed into the ground by approximately 1.5m. The dwelling would extend to a height of 1.8m above the highest ground level, and would be oriented to face west. A single door would be positioned on the northern elevation, opening to a tractor store, with a window and door positioned on the southern elevation, opening to a boot room and secondary bedroom window. A roof terrace would be positioned centrally, with the stone walls to the north and south extending to a height of 1.25m above the floor level of the terrace.
- 6.26 It is noted that an objection has been raised stating that the proposed dwelling would result in overlooking and loss of privacy to the neighbouring property of Thakeham Manor.
- 6.27 The proposed dwelling would be positioned to the eastern corner of the site, and would be positioned in line with the western boundary of the neighbouring property. This boundary benefits from scattered trees, with the neighbouring property positioned approximately 78m from the front elevation of Thakeham Manor. This neighbouring property benefits from substantial grounds, with the aspect of the dwelling providing primary amenity space to the north.
- 6.28 Given the recessed nature of the dwelling, which would measure to a total height of 1.8m above the highest ground level, the proposal is considered to result in limited impact upon the neighbouring property to the north. The distance between the proposed dwelling and the existing neighbour is considered sufficient to limit potential impact, with the single storey and recessed nature considered to limit prominence.
- 6.29 For the above reasons, the proposed dwelling is not considered to result in unacceptable harm to the amenities and sensitivities of neighbouring properties and users of land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Existing Parking and Traffic Conditions

- 6.30 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.31 The proposed development would incorporate allocated parking space for 3 no. vehicles (consisting of a single garage and 2 no. designated parking spaces), with an area of hardstanding proposed to the south-east of the dwelling. This parking area would extend from the proposed driveway which would adjoin the existing access track which runs from the east of the public highway.
- 6.32 Following consultation with WSCC Highways, the proposed development is not considered to result in harm to the function and safety of the public highway network, with the proposed number of parking spaces considered sufficient for the size of the dwelling. As such, the proposal is considered to provide safe and adequate access, suitable for all users, in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Conclusion

- 6.33 Having considered the advice of the Design South-East Review Panel, and the amendments which have been made in response to their comments, as well as all material considerations, it is considered that the proposal meets the requirements of paragraph 55 of the NPPF due to its "*exceptional quality or innovative nature of design*". It is therefore considered that a countryside location for the proposed dwelling can be justified in this very

special circumstances. . The development would not impact upon highway safety or neighbouring amenity.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	97.4	0	97.4
	Total Gain		97.4
	Total Demolition		0

Please note that 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 the following conditions:-

1 **Approved Plans Condition**

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 sample elevations and sections at a 1:20 scale of the projecting walls; glazing, including the associated reveals, timber fascia and green roof; and balustrading have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: As this matter is fundamental to ensure that the development is of exceptional design quality in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

4 **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).

5 **Pre-Commencement Condition:** No development shall commence until an Ecological Mitigation and Enhancement Strategy has been submitted to and

approved in writing by the Local Planning Authority. The strategy shall reflect the Preliminary Ecological Appraisal and Phase 1 Habitat Assessment and Reptile Presence/Absence Survey Report by the Ecology Co-op., dated 2017, and shall include appropriate avoidance measures for reptiles, as well as precautionary pre-clearance checks for nesting birds and badgers, and enhancement measures for biodiversity. The development shall thereafter be carried out in accordance with the agreed strategy, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), NPPF 118 and Policy 31 of the Horsham District Planning Framework.

- 6 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, die, are removed, or become 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:** Prior to the first occupation (or use) of any part of the development hereby permitted, a landscape management plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the vehicular access serving the development (including a bound material from the back edge of the Highway boundary to prevent gravel overspill and details of any gate set-back) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained as such.

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).

- 9 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of the maximum visibility splays from the site access onto Dukes Hill shall be submitted to and approved in writing by the Local Planning Authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

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).

- 10 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall 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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling 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).

- 12 **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 building(s) has been submitted to and approved by the Local Planning Authority in writing and 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).

- 13 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental 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).

- 14 **Regulatory Condition:** The annexe accommodation within the southern section of the dwelling hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the dwelling as a whole and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 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 A, B, C, D, E, and F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage 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 wider landscape impact in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

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