



**TO:** Planning Committee South

**BY:** Head of Development

**DATE:** 15th May 2018

**DEVELOPMENT:** Erection of 5x dwellings with associated garaging, hardstanding and parking following the demolition of existing bungalow

**SITE:** Chilton West Chiltington Road Pulborough West Sussex RH20 2PR

**WARD:** Chanctonbury

**APPLICATION:** DC/18/0111

**APPLICANT:** **Name:** Mr Anthony Hanks **Address:** The Lee 3 Byne Close Storrington RH20 4BS

**REASON FOR INCLUSION ON THE AGENDA:** More than eight persons in different households have made a written representation, which disclose material considerations, are within the consultation period and are inconsistent with the officer's recommendation.

**RECOMMENDATION:** To approve planning permission, subject to appropriate conditions.

#### **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the erection of five new dwellings, comprising 3 x detached three bedroom bungalows and 2 x two-storey detached five bedroom dwellings. The existing bungalow on site will be demolished, resulting in a net gain of 4 dwellings on site. The existing access will serve the new dwellings, which would branch off to the west to plots 1 and 2 (both two storey 5-bedroom houses), and to the west for plots 3-5 (3-bedroom bungalows). Plots 1 and 2 would comprise houses of a similar appearance and scale, though mirroring one another, and would include an attached double garage to the side. Plots 3 and 4 too would include a similar mirrored appearance, with an attached single garage to the side, and plot 5 would comprise a differing bungalow design with a detached garage forward of the principal elevation of the site.

#### DESCRIPTION OF THE SITE

- 1.2 The application site comprises a generous triangular residential plot located on the northern side of West Chiltington Road, West Chiltington. The plot currently hosts a detached bungalow and various outbuildings. The existing dwelling is set to the southern corner of the site, some 15m from the front boundary to the highway, which slopes gently downwards from the street. The site is bound by hedging to the front boundary, and a mix of timber fences

and dense tree-lined hedges to the northern and eastern sides. The parcel's northern rear boundary is defined by a stream, which runs from east to west. The land immediately to the south of the stream within the application site falls within Flood Zone 2, in which the existing bungalow is partially sited within

- 1.3 The application site is located within the defined built-up area boundary of West Chiltington Common, with the settlement boundary extending along the northern site boundary. Residential properties within the settlement boundary sit opposite to the south and east.

## 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 15 – Strategic Policy: Housing Provision  
Policy 16 – Strategic Policy: Meeting Local Housing Needs  
Policy 24 – Strategic Policy: Environmental Protection  
Policy 31 – Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 33 - Development Principles  
Policy 35 – Strategic Policy: Climate Change  
Policy 37 - Sustainable Construction  
Policy 38 – Strategic Policy: Flooding  
Policy 39 – Strategic Policy: Infrastructure Provision  
Policy 40 - Sustainable Transport  
Policy 41 - Parking

### RELEVANT NEIGHBOURHOOD PLAN

- 2.2 West Chiltington Parish is a designated Neighbourhood Plan Area. The draft Plan is at initial Regulation 14 consultation stage.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

WC/116/88	Bungalow and garage Comment: Outline (From old Planning History)	Application Refused on 25.01.1989
WC/80/88	Erection of a bungalow Comment: Outline (From old Planning History)	Application Refused on 20.07.1988
WC/98/87	Bungalow and garage Comment: Outline (From old Planning History)	Application Refused on 31.12.1987
PL/16/59	Bungalow (From old Planning History)	Application Permitted on 08.07.1959

### 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 Strategic Planning:** No Objection
- 3.3 **HDC Landscape Architect:** No Objection, subject to conditions
- 3.4 **HDC Arboricultural Officer:** No Objection, full comments to be presented at the committee.
- 3.5 **HDC Housing:** Objection  
This scheme proposes no affordable accommodation or alternative commuted sum. It is therefore not policy compliant and not supported by Housing Officers

NB: as this development results in a net gain of 4 dwellings there is no affordable housing requirement in accordance with Policy 16 of the HDPF.

- 3.6 **HDC Drainage Engineer:** No Objection, subject to conditions  
No overall objections to the surface water drainage strategy proposed. The assessment demonstrates that the development proposal can be satisfactorily accommodated without increasing flood risk elsewhere.

As the development site borders ditch / watercourses the following informative should be considered;

#### Riparian Buffer Advice:

If your development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats.

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the South East River Basin District Management Plan.

#### OUTSIDE AGENCIES

- 3.7 **WSCC Highways:** No Objection, subject to conditions
- 3.8 **Southern Water:** No Objection
- 3.9 **Environment Agency:** Comment  
Please refer to standing flood advice

#### PUBLIC CONSULTATIONS

- 3.10 **West Chiltington Parish Council:** Objection, on the following grounds:
- Inaccuracies in drawings in respect to the boundary line with Bracklyn Close and the stream to the north of the plot.
  - Concerns over flood risk – incomplete flood assessment with required remedial work needed.

- Property sizes are large and not in keeping with emerging NP.
- Overdevelopment of the site.
- Loss of privacy to neighbouring properties.
- The position of the site access is on a bend of the road with poor visibility. Access road is also on the wall line of the neighbouring property.
- Potentially effecting setting of Grade II listed building adjacent to the site.

3.11 Ten letters of representation have been received objecting to the proposal on the following grounds:

- Location on a dangerous junction
- Proposed dwellings set too close to the road
- Loss of privacy by overlooking
- Overdevelopment
- Adverse impact on wildlife
- Increased risk to pedestrians
- Loss of trees and hedgerows
- Visually overbearing appearance
- Too dense for the size of the plot
- No affordable housing aspect
- Increased pressure on medical and school services

3.12 One letter was received supporting the proposal, and one neither objecting nor supporting.

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

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

6.1 It is considered that the principle issues in the determination of the application are:

- a) Principle of the Development
- b) Visual Impact and Appearance
- c) Impact on Neighbouring Amenity
- d) Highways and Parking
- e) Flood risk

##### Principle of the Development

6.2 Policy 3 of the Horsham District Planning Framework states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy. The settlement hierarchy within Policy 3 defines West Chiltington as a medium village that has '*a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day to day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements*'.

- 6.3 As the application site sits within the defined settlement boundary of West Chiltington Common, the principle of development can be supported under Policy 3, subject to the acceptability of all other material considerations.

#### Affordable Housing

- 6.4 Paragraph 50 of the NPPF requires local planning authorities to plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community, and to identify the size, type, tenure and range of housing required that reflects local demand. Within this context Policy 16 of the HDPF, as supported by the Planning Obligations and Affordable Housing SPD (2017), requires that development for between five and fourteen dwellings to provide 20% of the dwellings to be affordable onsite, or via an equivalent financial contribution where it has been demonstrated that on-site provision is not achievable. Policy 16 also requires that development should provide for a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment (SHMA).
- 6.5 In this instance the application proposes a net increase of 4 dwellings across the site, thereby falling below the above threshold for affordable housing. Consequently, the application is not required to provide affordable housing.

#### Visual Impact and Appearance

- 6.6 Policy 32 of the Horsham District Planning Framework states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the Horsham District Planning Framework states that development proposals should make efficient use of land, ensures that the scale, massing and appearance of the development is to a high standard, is locally distinctive in character, uses high standards of building materials, finished and landscaping, and presumes in favour of the retention of existing important landscaping and natural features.
- 6.7 The application proposes the erection of five new dwellings on the site in place of a detached bungalow that sits on a generous plot significantly larger than that predominant in the wider area. The dwellings would be formed of 2 x detached five bedroom two-storey dwellings, and 3 x detached three bedroom bungalows. The existing access to the site would be maintained, which would branch to the east and west of the site to serve all of the dwellings. Plots 1 and 2 would be sited 7-9m from the boundary to the highway, and would be separate adequately from each other, and at least 55m from the nearest residential dwelling (Woodlands House, Panners Drive). Plots 3-5 are sited to the east of the site, to the rear of the 1-4 Bracklyn Close – the bungalows would be sited between 18.5-29m from the rear elevations of these neighbours, and would too be adequately spaced between each other.
- 6.8 The site neighbours relatively recent residential development, including Panners Drive to the south west, and Bracklyn Close to the east. Panners Drive was granted three new dwellings on appeal (DC/05/2725) in place of the former single dwelling on site, Panners. Prior to this, permission for five dwellings was sought, which was refused and subsequently dismissed at appeal. To the east of the site, Bracklyn Close was granted consent for nine dwellings in place of the former single dwelling, Bracklyn (DC/13/1817).
- 6.9 The density of the development would be approximately 8.3dph, compared to the neighbouring 4.3dph at Panners Drive and 7.9dph at Bracklyn Close – though the site would incorporate a slightly denser arrangement than its immediate neighbour, the layout and scale of the site would fit the overall quantum of development within the area, and is generally considered to be a low density development. Whilst planning policy does require an efficient use of land given the consistency of similar neighbouring proposals, coupled with the site's

location wholly within the built up area, the scale of the development is appropriate to the scale and character of the settlement.

- 6.10 The proposed built form would be noticeably increased from the existing arrangement on the site, though in-keeping with the surrounding quantum of development. The proposed dwellings would feature a contemporary Sussex design with a mix of pitched and half-hipped roofs, with cedar cladding and open gables. The surrounding area is composed of detached dwellings of varying design and styling of a mid-twentieth century vernacular, with some dwelling incorporating a more traditional material pallet. Whilst the proposal does not attempt to directly replicate this style, the submitted design detail would cohabit with the variation within the wider surrounding area. The layout of the scheme would not detract from the established built pattern to the wider area, and would be sufficiently set back from the road with soft landscaping, retaining the vegetated boundary along the site frontage.
- 6.11 The development would result in the loss of approximately 15 of the existing mature trees on site, proposing extensive new landscaping including the construction of a new retaining wall to the northern boundary adjacent to the stream, and a balancing pond to the (north) western corner of the site. The submitted detailed Tree Survey and Arboricultural Impact Assessment details that the development would result only in the loss of lesser categorised trees: trees graded "C" (low quality and value) "U" (less than 10 years value and low quality) and few "B" (moderate quality and value). The retained trees to be protected in line with the British Standard. The replacement and replanted trees and proposed landscaping is broadly considered acceptable in principle, though additional information as to the amount and species of the planting has been requested by the Landscape Architect by condition. Overall, the proposed design, scale, layout, and landscaping is considered broadly acceptable and would not conflict with policies 32 and 33 of the Horsham District Planning Framework.

#### Impact on Amenity

- 6.12 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.13 Plots 1 and 2 would be sited in a parallel fashion to West Chiltington Road, which would be separate from each other by approximately 6m. The proposed window placement to these dwellings would be sympathetic with this arrangement, in which windows to the side elevations at first floor level would serve bathrooms, which would likely be obscurely glazed. Given the proposed building line, there would be a degree of mutual overlooking, which would be expected for residential development within the built up area. Each plot would also have reasonable grounds to the front and rear curtilage to serve as private amenity space.
- 6.14 Plots 3-5, sited to the east of the site, are sited relatively parallel to each other. Again, the proposed window placement to these dwellings would be sympathetic with this arrangement, in which windows to the side elevations of the dwellings serve bathrooms, which would likely be obscurely glazed. As the plots are bungalows, each would experience little to no overlooking. Given the spacing, orientation and height of the bungalows in relation to each other, each dwelling would not likely experience adverse levels of overshadowing or overbearing. Each plot would also have reasonable grounds to the front and rear curtilage to serve as private amenity space.
- 6.15 In regards to the impact on existing neighbouring dwelling; plot 1 would be set some 55m from the nearest neighbouring dwelling to the south-west. Given this separation distance, plot 1 would not result in any adverse harm to the existing neighbouring amenities. Plot 2 would be site some 11.5m to the nearest neighbouring dwelling, Neel Gaggan. The first floor of the elevation facing this neighbour does not include any windows, thus would not result in any harm by way of overlooking. Given the separation distance between the two, coupled

with the orientation and siting of the dwelling in relation to the existing neighbour, plot 2 would not result in any adverse harm to the existing neighbouring amenities.

- 6.16 Plots 3-5 would be sited 18.5-29m rear of the neighbouring dwellings to the east on Bracklyn Close. The neighbours' concerns regarding the siting of these plots in relation to the properties on Bracklyn Close are noted. However, given the retained distance between the new dwellings and the neighbours, coupled with the northerly orientation from Bracklyn Close, and the single-storey nature of the bungalows, the development is considered sufficiently set from its neighbours such that it would not result in a significant or harmful overbearing or overshadowing impact.
- 6.17 Whilst it is noted that, due to the pitches and height of the roofs which would be over the existing fence line, the dwellings would be visible from the neighbour's properties, and may result in some loss of outlook. However, the overall height and form of the roofs is not considered to result in detrimentally harmful loss of visual amenities, nor result in harmful overlooking as outlined above. Further to this, given the location of the fenestration at ground floor level, coupled with the satisfactory retained separation distance and boundary fencing, the development would not result in any harmful amounts of overlooking.
- 6.18 Notwithstanding the above considerations, to ensure the amenities of these adjacent residents are preserved in the longer term, a condition is proposed to be attached to any grant of planning permission; removing the dwellings' permitted development rights relating to Classes B and C (roof alterations). This will control any potential future development of the roofs to the proposed dwellings, as any further development without the Local Planning Authority's Control may lead to an adverse impact on neighbouring amenity. With this and the above in mind, the proposed dwellings are not considered to adversely impact on neighbouring amenity, and is therefore considered in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### Highways and Parking

- 6.19 Policy 40 of the Horsham District Planning Framework states that transport access and ease of movement is a key factor in the performance of the local economy. The need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the Horsham District Planning Framework states that development that involved the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere. Adequate parking facilities must be provided within the developments to meet the needs of the anticipated users.
- 6.20 Following consultation with WSCC Highways, and the submission of additional visibility information and a speed survey, the Local Highways Authority have determined that the continued use of the existing access to serve the additional dwellings on the site would not adversely impact on the safety or use of the highway, in which the access would exceed the minimum requirements for visibility.
- 6.21 Further to this, each dwelling would be able to comfortably accommodate approximately 3-4 vehicles, in which the provided garages would provide ample storage for bicycles. The proposed parking arrangement and turning are also considered acceptable. As such, and subject to conditions to secure the access and parking arrangements, the proposal is considered in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

#### Drainage and Flooding

- 6.22 The northern part of the site adjacent to the adjacent stream is partially located within a designated flood zone (flood zone 2), with the remainder of the site within flood zone 1. Plots

1 and 5 would be wholly sited within flood zone 2, with plots 2-4 partially located within the same flood zone.

6.23 Paragraph 103 of the NPPF states that:

*'When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:*

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.'*

6.24 Policy 38 of the HDPF is in accordance with the above, setting out that 'Development proposals will give priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere'. Proposals will need to 'take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas; avoid the functional floodplain (Flood zone 3b); only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary; and require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.

6.25 Policy 38 also sets out that 'where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.'

6.26 The Planning Practice Guidance and Environment Agency standing advice classifies residential development such as this as 'more vulnerable', but appropriate within Flood Zone 2 subject to the outcome of the sequential and exception tests. The standing advice states that for all 'vulnerable' development, a flood risk assessment must address the management of surface water, access and evacuation, and floor levels for the proposed development.

6.27 No sequential test has been completed for this proposed development, however in this instance given the site is within the defined built-up area boundary and occupied as a residential curtilage, it is not considered that the sequential test would identify alternative sites for the five dwellings. The application is submitted on a 'windfall' basis based on the redevelopment potential for this specific property. Whilst the development is classified as 'more vulnerable' as it is within Flood Zone 2 (low to medium risk), the guidance sets out that no exceptions test is required.

6.28 A site specific Flood Risk Assessment (FRA) has though been submitted with the application, prepared in accordance with the standing advice. The Assessment identifies that *'the current flood risk profile of this site is 'Medium' over approximately half the area, with the remainder at Low Risk: the main risk of flooding is from the watercourse that flows along the north boundary. Once Climate Change is factored in, it is possible that areas within the site are at High Risk'*. The FRA includes a number of measures to mitigate the impact of the development on flood risk. It sets out that each dwelling would be set 0.3m above the level of a 1 in 1000 year event flood level. This level takes into consideration future climate change. The FRA also sets out that surface water discharge would be controlled into the stream at 2 litres per second, with excess water stored either in a balancing pond or underground crate. Subject to these measures the FRA concludes that the development would no increase flood risk either onsite or in the wider area.

- 6.29 The Council's Drainage Engineer have raised no objection to the proposals and mitigations set out in the FRA, and in accordance with the Environment Agencies Standing Advice it is not a proposal they would raise objection to. Subject to final details of the surface water drainage strategy and details of all finished floor levels it is considered that the proposed development would comply with the requirements of Policy 38 and the NPPF in respect of managing flood risk both on the site and ensuring flood risk outside the site is not increased.

Conclusion

- 6.30 The proposed dwellings are considered acceptable in principle, which would be of an adequate scale and design for the proposal site and the wider surrounding area, which would result in an acceptable mix of dwellings and bungalows that would be in keeping with the character of the area. The dwellings would not amount to any adverse impact on neighbouring amenity, detrimental to the enjoyment of the existing arrangement, and would not cause any material harm to the highway. Although the site is partially located within Flood Zone 2, a Flood Risk Assessment has been submitted setting out appropriate measures to protect the site from flooding and the wider area from increased flood risk. As such, the proposal is considered in accordance with the Horsham District Planning Framework, subject to the attached conditions and informatives.

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.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1171	0	1171
	<b>Total Gain</b>		<b>1171</b>
	<b>Total Demolition</b>		<b>93</b>

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 That the application be approved, subject to the following conditions:

**1 A List of the Approved Plans**

Reason: For the avoidance of doubt and in the interest of proper planning

- 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 precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local

Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental ensure that the dwellings are protected from any potential flooding, in accordance with Policy 38 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 a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme. The development shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.

Reason: As this matter is fundamental to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance in accordance Policies 35 and 38 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

- 7 **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).

- 8 **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).

- 9 **Pre-Occupation Condition:** No dwelling be first occupied until the access, vehicle parking and turning spaces necessary to serve that dwelling have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

- 10 **Pre-Occupation Condition:** Prior to the first occupation 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 landscape scheme shall include the following details and measures:

- Details of all trees to be retained on and adjacent to the site and measures for their protection during construction works
- Details of all planting, including species, planting size and planting method (for any trees)
- Details of all hard surfacing materials, colour and finishes
- Details of all boundary treatments, including height, finish, and material
- Details of all external lighting
- Details of the retaining wall structure and appearance

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. 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).

- 11 **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).

- 12 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of all boundary walls and/or fences 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 boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

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

- 13 **Pre-occupation Condition:** Prior to the first occupation of the dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.

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).

- 14 **Post Occupation Condition:** Prior to first occupation of any dwelling, the existing building(s) indicated on plan 17269/P002 shall cease to be used for any purpose whatsoever and within a period of three months thereafter such existing building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 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 B and C of Part 1 of Schedule 2 of the order shall be erected on Plots 3, 4 & 5 of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

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

- 16 **Regulatory Condition:** The windows on the side elevation at first floor level serving the ensuite bathrooms to the dwellings shown on plan 17269/P003, identified as Plots 1 and 2, shall be fitted with obscured glazing. No part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of the neighbouring dwellings in accordance with Policy 33 of the Horsham District Planning Framework (2015).

## INFORMATIVES

### Surface Water Drainage:

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link <https://www.horsham.gov.uk/planning/development-management>

### Riparian Buffer Advice:

If your development site includes a watercourse or water-dependent habitat, such as wet woodland or floodplain marsh, you must always seek to conserve and enhance these habitats and where possible provide new similar habitats.

Watercourses should be left with an appropriately sized, development-free buffer zone on both sides of the channel. Usually, a minimum of 5 metres on both sides of the watercourse will be required.

Riparian owners should seek to protect and enhance the watercourses on their land and carry out any Water Framework Directive actions in line with the South East River Basin District Management Plan.

Southern Water;

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). It should be noted that Southern Water is currently consulting on the new connections charging process as directed by Ofwat. Please refer to Southern Water's website <https://www.southernwater.co.uk/new-connections-charging-consultation> for further details

Background Papers: DC/18/0111