



**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 7 August 2018

**DEVELOPMENT:** Variation of Condition 1 of previously approved application DC/15/2493 (Erection of three two storey houses). Minor material amendments to facilitate alterations to approved site layout and approved designs.

**SITE:** Micklepage Nuthurst Street Nuthurst West Sussex

**WARD:** Nuthurst

**APPLICATION:** DC/18/1046

**APPLICANT:** **Name:** Green Plan **Address:** C/O Agent

**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 This application seeks amendments to the form and footprint of three dwellings approved under planning permission DC/15/2493, but built not in accordance with the approved drawings. These alterations relate to the overall built form of the dwellings and alterations to the internal layout of the ground and first floors as built, but also include proposed alterations not already constructed.
- 1.2 This application has been submitted following the refusal of an earlier application to amend the form and position of the dwellings approved at the site (under reference DC/17/2524). The amendments now proposed, when considered against the refusal, include:
  - Alterations to the roof form over each of the garages to reduce the length of the ridgeline and the overall massing of the roof form. This would include the provision of a shallower roof pitch to the northern roof slope, and the removal of the roof lights to the western roof slope.

- Removal of the hipped roof dormer to the southern roof slope of Plot 1, and the reinstatement of the approved first floor window to the western elevation of Plot 1.

- 1.3 There is no statutory definition of a 'minor-material amendment' but it is usually considered to include amendments where the proposal results in a development that is not substantially different from the one that has been approved. Very minor changes are considered as part of a 'non-material amendment application.' Given the extent of the changes undertaken to the approved scheme, it was considered that these were significant enough to alter the appearance and scale, and therefore not 'non-material' in nature. However, the development as built remains of the same nature as that previously approved, and can be considered under a 'minor-material amendment'.
- 1.4 The alterations to the originally approved scheme have altered the footprint of the dwellings, with a slight enlargement to the north-east and south-west elevations, with an alteration to the southern elevation to encompass a projection that measures to a width of 7.1m (in lieu of the approved sunroom and porch), and an overhang provided over the front entrance to the northern elevation. These alterations have also encompassed internal alterations to the layout at both ground and first floor, albeit that the dwellings are retained as 3-bed chalet bungalows, as detailed on the submitted plans. The number of bedrooms is discussed in more detail within the body of the report.
- 1.5 The main ridge height of the dwellings has stayed the same as the originally approved permission, albeit that the dwellings have been constructed with additional roof bulk over the garage. The current application seeks permission for the alterations as built, with further alterations proposed to the roof form and height over the garage of the 3 no. dwellings, including the removal of the hipped roof dormer to the rear elevation of Plot 1.
- 1.6 The proposed alterations to the roof form over the attached garages when compared to the refusal would reduce the length of the ridge line, and subsequently reduce the degree of the pitch. Consequently the roof light as built within the western elevation would be removed. These alterations reduce the internal dimensions of the 'store room' above the garage, when compared to the refused scheme.

## DESCRIPTION OF THE SITE

- 1.7 The application site comprises a paddock within the countryside outside of any defined settlement. The site lies to the east of Nuthurst Street and to the south of an existing private access which serves adjoining development to the north and east.
- 1.8 The immediate surrounding area is characterised by linear residential development along Nuthurst Street, with the wider surrounding area predominantly rural in character.
- 1.9 The application site consists of 3 no. largely completed dwellings.. The site has been partially landscaped, with boundary hedging retained to the eastern boundary, and closeboarded fencing erected along the southern and eastern boundaries.

## 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:

### 2.2 **National Planning Policy Framework**

### 2.3 **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 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

### 2.4 **Nuthurst Parish Neighbourhood Plan 2015-2031**

Policy 1 – A Spatial Plan

Policy 7 – Land at Micklepage Leigh, Nuthurst

Policy 10 – Housing Design

### 2.5 **Parish Design Statement**

Nuthurst Parish Statement (2017)

## 2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/15/2493	Erection of three two storey houses	Application Permitted on 10.06.2016
DC/17/2524	Variation of Condition 1 to previously approved application DC/15/2493 (Erection of three two storey houses). Minor material amendments to facilitate alterations to approved site layout and approved designs.	Application Refused on 07.03.2018

## ENFORCEMENT HISTORY

- 2.7 The application was submitted to the Council following a compliance investigation (reference EN/17/0502) which alleged that the development had not been built in accordance with the approved plans.
- 2.8 A site visit was undertaken on 13 October 2017. On this visit it was identified that the development was not being constructed in accordance with the approved plans. It was noted that the principle of the development had already been established through the approval of planning application DC/15/2493, therefore the planning breaches related to the design and scale of the buildings.

### 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

**HDC Conservation:** No Objection

The repositioning of the new dwellings will not obscure views of the Listed Building or reduce the opportunity to understand and appreciate it as a historic farm complex. The new dwellings will be no more harmful than the permitted scheme in terms of positioning. However, concerns are raised over the proposed roof form above the garage, where the shallower roof pitch would not relate to the principal roof of the dwellings, nor reflect the local vernacular.

**HDC Building Control:** Comment

The plan shows a store room within the loft space, with no windows in the room. From a Building Regulation perspective, the store room is not habitable space.

#### OUTSIDE AGENCIES

**WSCC Highways:** No Objection

In considering the changes in location to the dwellings, the parking and turning areas still appear to provide sufficient space for vehicles to park and turn to exit the site in forward gear. The Highways Authority does not therefore consider that the proposal would have 'severe' impact on the operation of the Highway network.

#### PUBLIC CONSULTATIONS

- 3.2 **Nuthurst Parish Council:** Objection on the following grounds:
- Layout of dwellings remains unaltered
  - Additional roof form above garage
  - Number of dormer windows
  - Number of bedrooms not in compliance with Nuthurst Parish Neighbourhood Plan
  - Overdevelopment of the site
  - Harmful to the character of the area
  - Fails to meet local housing need of smaller homes
- 3.3 A total of 64 letters of objection were received from 50 separate households. These held concerns over the following:
- Development not built in accordance with the approved plans
  - The development does not accord with the adopted Nuthurst Parish Neighbourhood Plan
  - Development should be reverted to original approval
  - The proposed alterations are insignificant and do not overcome the issues
  - Larger roof height to the dwellings as originally approved
  - Potential use of 'store room' as bedroom
  - Overdevelopment of the site
  - Harmful to the character of the area
  - Detrimental effect on the landscape

### 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 The application seeks amendments to the development approved under reference DC/15/2493 following alterations to the approved scheme which have been built.

### **Background**

- 6.2 Planning permission for the three dwellings was granted under DC/15/2493 and subsequently built out not in accordance with the approved plans. The alterations as built include:

- Re-siting of the dwelling so that they sit along a continuous build line fronting the access track, rather than the staggered build line as previously approved. This also encompassed alteration of the orientation so that the dwellings now face north-west.
- Alterations to the footprint of the dwellings, including a slight enlargement to the north-east and south-west elevations, and an alteration to the southern elevation to encompass a projection measuring to a width of 7.1m (in lieu of the approved sunroom and porch) and an overhang added to the front entrance on the northern elevation.
- An increase to the roof height of the front projection, which extended to a height of 6.5m (an increase of approximately 1.4m), with the addition of a hipped roof dormers to the western roof slope, and the provision of hipped roof dormers to the northern and southern elevations.
- The alterations also encompassed internal alterations to the layout at both ground and first floor, with additional accommodation provided within the first floor.

- 6.3 A subsequent application to regularise these discrepancies was submitted under DC/17/2525 but refused for the following reason:

*The layout and increased form and massing of the amendments, creating four bedroom houses, represents an overdevelopment of the site that is harmful to the character of the area and fails to meet its housing needs, contrary to policies 7 & 10 of the Nuthurst Neighbourhood Plan and policies 33 and 42 of the Horsham District Planning Framework (2015).*

- 6.4 Following refusal of the previous application under reference DC/17/2525 Officers met with the Agent and Applicant, representatives of the Parish Council and the Local Member to discuss what may be acceptable to address the reason for refusal. It is understood that the Agent and Applicant subsequently attended a Parish Council meeting to seek their views on an amended proposal prior to submission of the current application.

- 6.5 This application seeks to address this reason for refusal by reducing the scale of the roofs over the front garages by enlarging their front hip form, and by removing the rooflight to the first floor front 'roof room'. The purpose of this amendment is to both reduce the massing and form of the dwellings and to reduce the size and usability of the 'roof room' as a fourth

bedroom. The application retains the amendments as already constructed to footprint of the dwellings as built out and the other alterations from the approved plans as detailed in paragraph 1.2.

- 6.6 It is acknowledged that a number of objections have been raised in respect of the submission of a s73 minor-material amendment application given the nature and extent of the alterations undertaken to the development.
- 6.7 There is no statutory definition of a 'minor-material amendment' application, but Planning Practice Guidance outlines that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. It is therefore the responsibility of the Local Planning Authority to determine the definition of 'minor-material'. A judgement of 'materiality' is a matter of fact and degree, along with taking into account the likely impact of the amendments on the local environment. Materiality is considered against the development as a whole, not just part of it; and the basis of forming a judgement on materiality is always the original planning permission. The cumulative effects of any previous amendments need also to be assessed against any original permission.
- 6.8 In reviewing the nature of the amendments, and following consideration of the previous application under reference DC/17/2525, it is considered that the nature of the application appropriately falls within consideration under a s73 minor-material amendment application. Further comment on this matter is made at paragraph 1.3.

### **Principle of Development**

- 6.9 The application site is located within a cluster of dwellings on Nuthurst Street, south of the main village of Nuthurst, and is allocated for residential development under Policy 7 of the Nuthurst Parish Neighbourhood Plan (NPNP).
- 6.10 Policy 7 of the NPNP states that *"the residential development of 0.3 Ha of land at Micklepage Leigh, Nuthurst Street, Nuthurst, as shown on the Policies Map, will be permitted provided that:*
- i. the scheme comprises primarily 2 and 3 bedroom houses or bungalows;*
  - ii. access is made to the scheme from the existing lane serving Micklepage Leigh with the access lane widened at the entrance to Nuthurst Street to allow two cars to pass; and*
  - iii. the scheme layout and access ensure the entrances to the houses from the access land bridge the drainage ditch at the side of the lane."*
- 6.11 Paragraph 4.30 of the NPNP provides guidance in respect of Policy 7, and this states *"the site is best suited to moderately sized houses or bungalows (of no more than two storeys) rather than larger houses."*
- 6.12 The original planning permission granted under DC/15/2493 sought consent for a development comprising three 3-bed detached bungalows with additional accommodation within the roofspace, and was considered to comply with Policy 7 of the NPNP and Policy 4 of the HDPF.
- 6.13 The subsequent application refused under DC/17/2524 sought to regularise amendments as built which included an enlarged 'roof room' within an enlarged front roof forms. In refusing planning permission for these amendments, concern was raised that the 'roof room' was reasonably capable of being used as a fourth bedroom, thereby contravening part i) of Policy 7 which requires the development to primarily comprise 2 and 3 bedroom houses or bungalows.

- 6.14 To address this, this submission proposes to increase the front hip above the garage and remove the roof light serving the roof room. This amendment reduces the size of the roof room and results in the room having no natural light, outlook, ventilation or means of fire escape.
- 6.15 A number of objections have been received to the proposed amendments stating that the proposed accommodation, comprising 3 no. bedrooms and a roof room would not comply with the requirements of Policy 7 of the NPNP. Specifically, concern has been raised in respect of the use of the potential use of the roof room as a fourth bedroom.
- 6.16 The roof room approved under the original planning permission had a total floor area of approximately 14sqm, with full standing height achievable at a ceiling height of 1.8m within the central section (amounting to a total of 8sqm of floor space). The Council's Building Control officers have confirmed that this room would have been capable of being used as habitable accommodation, providing appropriate head height to allow its use as a bedroom. In particular, it was noted that the room would have been serviced by a rooflight and had been plasterboarded at the time of site visit.
- 6.17 The proposed alterations to the roof form under this application would retain the previously approved internal dimensions of the proposed 'store room' at approximately 8sqm, albeit with a ceiling height of 1.8m. Of significant importance is the proposed removal of the rooflight serving the room. The Council's Building Control officers have advised that from a Building Regulations perspective the absence of a means of escape and natural ventilation (achievable through the provision of a roof light) means the room would not be capable of being used as habitable space, and therefore could not be considered a bedroom.
- 6.18 Overall, it is considered that the amendments to the 'roof room' render it unlikely to be used as a fourth bedroom given the absence of natural light, outlook or ventilation. The level of accommodation proposed remains the same as that originally approved, and indeed can be argued to be reduced given the reduced usability of the roof room compared to the original approved scheme. On this basis, and subject to conditions to remove permitted development rights to install rooflights or dormer windows under Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, the development is considered to comply with Policy 7 of the NPNP.

### **Character and appearance of the dwellings**

- 6.19 Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.
- 6.20 Policy 10 of the NPNP states that the scale, density, massing, height, landscape design, layout and materials of all development proposals will be required to reflect the architectural and historic character and scale of surrounding buildings.
- 6.21 The proposal relates to amendments to the built form and appearance of the dwellings, as approved under reference DC/15/2493. These alterations have altered the footprint of the dwellings, with a slight enlargement to the north-east and south-west elevations, with an alteration to the southern elevation to encompass a single storey projection that measures to a width of 7.1m (in lieu of the approved sunroom and porch), and an overhang provided over the front entrance to the northern elevation. The development as built has also increased the roof height of the front projection, which now extends to a height of 6.5m, with the addition of a hipped roof dormer to the northern elevation, and a hipped roof dormer to the southern elevation of Plots 2 and 3. Alterations are now also proposed to the roof form

over the garage which seek to reduce the length of this roof for, and subsequently reducing the pitch.

- 6.22 The locality is characterised by an eclectic built form which incorporates a mixed material palette, with the surrounding residential dwellings built at varying set-backs facing the street. These dwellings are positioned to the front of elongated plots, and consist primarily of single storey and chalet bungalows.
- 6.23 Policy 7 of the NPNP states under part *iii.* that *“the scheme layout and access ensure the entrances to the houses from the access land bridge the drainage ditch at the side of the lane”*. As stated within the Committee Report for the previous application, whilst the orientation of the proposed dwellings, set at a right angle to the street, would contrast with the surrounding residential development which fronts the highway, it is noted that this layout is a function of utilising the existing access road, as required by the Neighbourhood Plan Policy.
- 6.24 Whilst the alterations have increased the overall massing and bulk of the dwellings, the development still incorporates its first floor accommodation within the pitched roofspace in the manner of a chalet bungalow. This approach accords with Policy 10 of the NPNP and policies 32 and 33 of the HDPF, with the built form and appearance considered to be appropriately reflective of similar development within the locality.
- 6.25 The Council's Conservation Officer has stated that the repositioning of the dwellings into their current position would not harm the setting of the nearby listed buildings or have a harmful impact compared to the approved staggered layout. The Conservation Officer as though raised concerns that the shallower roof pitch above the garage would not relate to the principal roof of the dwellings or the local vernacular. Whilst these concerns are recognised, in this instance given the orientation of the proposed dwellings and their set back from the public highway and behind a vegetated site frontage, it is not considered that this differentiation in roof form would be appreciable from the street scene or otherwise harmful.
- 6.26 The increased height of the front projection over the garage has increased the massing of the proposed dwellings from that originally approved. However, given the orientation and siting of the dwellings, which are oriented at 90 degrees to Nuthurst Street, the north projecting garage element sits further back in the site. The proposed reduction in length of the ridgeline to this section, coupled with the shallower pitch of the roof, is considered to further reduce the overall massing and visual prominence when viewed from the street.
- 6.27 It is recognised that the proposed roof alteration seeks to overcome public concern in respect of the overall massing and scale of this element, and it is considered that whilst the shallower pitch would contrast the pitch of the principal roof, it is not considered to result in such harm to justify a reason for refusal on these grounds.
- 6.28 The continuous build line of the dwellings, coupled with the orientation of the dwellings, is considered to correspond with the access drive, and is considered to sit appropriately within the context of the site and the wider development pattern. Given the relationship between the site and the public highway, it is not considered that the proposed orientation and layout has resulted in a harmful intrusion on the visual amenities of the street scene compared to the original staggered layout arrangement, with only limited and oblique views of the development possible from the public highway.
- 6.29 The proposed dwellings, including the slightly enlarged footprint, are considered to sit comfortably within the site, with the proposed amenity space considered proportionate and appropriate. The dwellings are considered comparable in size to surrounding residential development, and are considered to be of a scale, massing, and design that reflects and relates sympathetically to the wider locality.



- 6.30 The development as amended is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015) and Policies 7 and 10 of the Nuthurst Parish Neighbourhood Plan.

#### **Amenities of neighbouring properties and occupiers of land**

- 6.31 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.32 The principle of residential development on the site was approved under planning reference DC/15/2493. It was considered that the proposed dwellings would be of a sufficient distance from neighbouring properties to prevent any harmful loss of light or outlook to adjoining window openings and outdoor amenity space. It was noted that the orientation of the proposed dwellings would create additional overlooking toward the adjoining property to the south, primarily from the central dwelling (House 2). However, it was recognised that there would be approximately 32m between the proposed first floor window opening and the northern boundary of this southern property, with the separation marked by an access to an adjoining paddock and an intermittent line of trees. It was considered that this arrangement would be sufficient to ensure that the resulting views would not be unduly harmful or intrusive.
- 6.33 Following refusal of the previous amendment application under DC/17/2524, the applicant has sought to address the concerns raised from overlooking through the removal of the hipped roof dormer to Plot 1. Rather, the first floor side window to the western elevation of Plot 1 as previously approved is sought to be reintroduced. The removal of the hipped dormer to Plot 1 is considered to limit overlooking to the neighbouring property of Windthrift, with the reintroduction of the window to the western elevation overlooking the public highway, not considered to result in harm to the amenities or sensitivities of neighbouring properties.
- 6.34 The conditions of the site have not changed since the previous approval, with the approximate 32m distance between the boundary and the neighbouring property of Winthrift and the site, and the intermittent tree line, considered to mitigate potential outlook. As such, the alterations subject of this application are not considered to result in any further harm to the amenities of neighbouring properties than that originally approved.
- 6.35 As such, the proposed development is not considered to result in harm to the amenities of sensitivities of the neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### **Existing Parking and Traffic Conditions**

- 6.36 Policy 41 states that development should provide safe and adequate access and parking, suitable for all users.
- 6.37 The development would be accessed from the existing road which serves adjoining dwellings to the east of the site. This arrangement accords with the provisions within Policy 7 of the NPNP.
- 6.38 The principle of the access arrangements, as well as parking provision, was approved under planning reference DC/15/2493, where it was considered that sufficient on-site parking for vehicles and cycles was available for each dwelling.
- 6.39 The conditions of the application and public highway have not changed since the previous application, with no alterations proposed to the access arrangements. As such, it is considered that the access and parking provision is acceptable, subject to the imposition of conditions relating to visibility splays.

#### **Other Matters**

- 6.40 The Local Authority adopted the Community Infrastructure Levy (CIL) on 01 October 2017. CIL is a charge placed on new development that creates net additional floorspace, and is chargeable based upon Gross Internal Floor Area of new development.
- 6.41 The CIL liability for any development is calculated at the point at which it is first permitted, usually by the granting of planning permission. The development under planning reference DC/15/2493 was approved prior to the Authority's adoption of CIL, and was therefore not liable for the charge. However, following the adoption of CIL on 01 October 2017, any subsequent application may be CIL liable.
- 6.42 The current application has been submitted as a s73 minor-material amendment application. Where an application under s73 is granted, the effect is the issue of a new planning permission. On this basis, any s73 application that is approved does trigger a liability to pay CIL. However, although a new CIL liability is triggered, only the net increase in floorspace which exceeds that of the original planning permission is liable. In effect, if the s73 application does not result in an increase in floorspace, then there is no CIL charge.
- 6.43 Having compared the Gross Internal Floor Area of the current application to that previously approved, there has been an overall reduction in chargeable floor space. On this basis, while the development would be CIL liable, there would be no charge as there has been a reduction in floorspace to that previously approved.

### **Conclusion**

- 6.44 The development as proposed would result in 3 no. 3-bed dwellings, which would accord with Policy 7 of the Nuthurst Parish Neighbourhood Plan, and is therefore considered acceptable in principle. The alterations both undertaken and proposed are not considered to result in harm to the character and context of the locality or the amenities and sensitivities of neighbouring properties. It is therefore considered that the development accords with relevant national and local planning policies, including Policy 7 and 10 of the Nuthurst Parish Neighbourhood Plan.

## **7. RECOMMENDATIONS**

- 7.1 To approve the application subject of the following conditions.

### Conditions

#### **1 List of Approved Plans**

- 2 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).

- 3     **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 and C 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 amenity and due to the constraints of the site and relationship with adjoining properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4     **Regulatory Condition:** No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5     **Regulatory Condition:** No burning of materials in conjunction with the development shall take place on the site.

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

Background Papers: DC/18/1046  
DC/17/2524  
DC/15/2493