



Mr and Mrs Gibson  
Bowood  
Bashurst Copse  
ITCHINGFIELD  
RH13 0NZ

Application Number: DC/17/0985

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of:

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

**Erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420)**

**Bowood Bashurst Copse Itchingfield Horsham**

to be carried out in accordance with Application No. DC/17/0985 submitted to the Council on 09/05/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons  
Director of Planning, Economic Development & Property

Date: 23/06/2017

- Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Site plan		2418/4	10.05.2017
Location plan		REV A	09.05.2017
Elevation & Floor plan		2418/3A	09.05.2017
Elevation & Floor plan	Proposed SE, SW Elevations and Ground Floor Plan	2418/1B	09.05.2017
Site plan		2418/4	09.05.2017
Section plan	Cross section	2418-5	09.05.2017
Site plan	Site plan with survey points	2418/4A	10.05.2017

Elevation & Floor plan	Proposed NE, NW Elevations and First Floor Plans	2418/2A	09.05.2017
Floor plan		2418/5	09.05.2017

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 to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until precise details of the proposed alterations to ground levels across the site (including detailed cross sections of both existing and proposed levels and arrangements for the removal of excavated material) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul sewage 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).

- 6 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 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-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).

- 9 **Post Occupation Condition:** Upon the occupation of the building hereby permitted the existing building(s) indicated on plan 2418/4 shall cease to be used for any purpose whatsoever and within a period of 1 month 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).

- 10 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, E, and F of Part 1 of Schedule 2 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 in accordance with Policy 28 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

#### Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at [www.planningportal.co.uk/planning/applications/paperforms](http://www.planningportal.co.uk/planning/applications/paperforms) .

#### Note to Applicant

The exact position of a public water distribution main must be determined on site by the applicant with no excavation, mounding or tree planting should be carried out within 4 metres of the public water main without the consent of Southern Water.

#### Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

#### Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the National Planning Policy Framework and the Horsham District Planning Framework (2015):

NPPF1 NPPF6 NPPF7 NPPF11 NPPF14 HDPF1 HDPF28 HDPF26 HDPF32 HDPF33  
HDPF40 HDPF41

### **ADDITIONAL INFORMATION**

#### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail [streetnaming@horsham.gov.uk](mailto:streetnaming@horsham.gov.uk) or telephone 01403 215139.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

#### **Compliance with the Approved Plans and Conditions**

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

## **Amendments**

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

## **Monitoring**

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

## **Conditions Compliance**

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

## **Right of Appeal**

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or on-line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

## DELEGATED APPLICATIONS

### ASSESSMENT SHEET

#### APPLICATION NO./ADDRESS:

DC/17/0985

Bowood, Bashurst Copse, Itchingfield, Horsham, West Sussex, RH13 0NZ

#### DESCRIPTION:

Erection of replacement 6 bed dwelling and detached garage (resubmission of DC/14/0420)

#### DETAILED DESCRIPTION:

This application seeks full planning permission for the demolition of the existing detached dwelling and outbuildings and the construction of a detached two storey dwelling with accommodation in the roofspace and further accommodation within the proposed basement. The application also seeks permission for a detached double garage with solar panels on the southeastern roof slope. The proposed dwelling would be 17.5 metres wide, and 14 metres deep (at its furthest point), and 9 metres in height from finished floor level to ridge. The building would be constructed brick, vertical tile hanging and render and timber to the walls and plain roof tiles to the roof. The property would have some 6 bedrooms.

#### SITE AND SURROUNDINGS:

The application site is situated outside of the defined built up area boundary on the north eastern side of Bashurst Copse. The existing property is a two storey thatched cottage with a detached thatched roof garage. The area is characterised by detached dwellings in relatively large plots. The site slopes away from the road with the garden at a lower level than the house. The boundaries to the property are well screened with mature planting.

#### RELEVANT PLANNING HISTORY:

I/26/60	Boiler house addition and new bathroom Comment: Formerly known as 'thatched house' (From old Planning History)	Application Permitted on 14.09.1960
DC/06/2758	Demolition of existing house and construction of a new detached dwelling	Application Refused on 30.01.2007
DC/07/0952	Replacement dwelling (Outline)	Application Refused on 25.06.2007
DC/07/2135	Replacement 4- bed dwelling and garage	Application Permitted on 09.01.2008
DC/08/0240	Amendment to previously approved application DC/07/2135 for replacement 4-bed dwelling and garage to include addition of a basement and utilise living accommodation in the roofspace	Application Permitted on 31.03.2008
DC/08/1517	Amendment to Condition 13 to previously approved application DC/08/0240 to read no lightwells shall be constructed to the basement area hereby approved	Application Permitted on 05.09.2008
DC/11/0418	Renewal of unimplemented permission DC/08/1517	Application Permitted on

DC/14/0420	(Amendment to Condition 13 to previously approved application DC/08/0240 for a replacement dwelling). Erection of replacement 6 bed dwelling and garage to include addition of a basement and utilise living accomodation in the roof space. (Renewal of DC/11/0418)	21.04.2011 Application Permitted on 14.05.2014
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### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

#### **National Planning Policy Framework:**

NPPF1 - Building a strong, competitive economy  
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

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

HDPF1 - Strategic Policy: Sustainable Development  
HDPF28 - Replacement Dwellings and House Extensions in the Countryside  
HDPF26 - Strategic Policy: Countryside Protection  
HDPF32 - Strategic Policy: The Quality of New Development  
HDPF33 - Development Principles  
HDPF40 - Sustainable Transport  
HDPF41 - Parking

#### **Neighbourhood Plan**

Itchingfield has been designated as a Neighbourhood Plan Area in 2015. Ongoing discussions with HDC are being undertaken to progress the plan to Reg.14.

### REPRESENTATIONS AND CONSULTATION RESPONSES:

#### Consultations:

WSCC Highways - No objection raised to the proposal.

Southern Water - the exact position of a public water distribution main must be determined on site by the applicant with no excavation, mounding or tree planting should be carried out within 4 metres of the public water main without the consent of Southern Water.

Will Jones, consulted on the 12 May 2017. There was no response from this consultee at the time of report preparation.

The Woodland Trust, consulted on the 12 May 2017. There was no response from this consultee at the time of report preparation.

#### Representations:

Itchingfield Parish Council has raised no objection to the application.

There were no letters of representation.

## PUBLICITY:

### **Advertisement**

The nature of the proposal did not require the application be the subject of press advertisement.

### **Site Notice**

The nature of the proposal did not require a site notice to be posted.

## MEMBER COMMENTS:

None received

## HUMAN RIGHTS:

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 the application. Consideration of human rights is an integral part of the planning assessment set out below.

## MAIN ISSUES

The main issues are the principle of the development in the location and the effect of the development on:

- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties

## PLANNING ASSESSMENT:

The application site is located outside the defined built-up area and therefore is in a countryside location. The application seeks full planning permission for the demolition of the existing dwelling and the construction of a replacement property. It is accepted by the Council that although new development in the countryside is not encouraged, in some cases it is appropriate to allow for the extension and improvement of existing dwellings. In allowing these types of development however, it is recognised in local planning policy that all development in the countryside must protect and reflect the rural and landscape character of the area. Policy 28 of the Horsham District Planning Framework (HDPF) is the main policy by which applications for replacement dwellings in the countryside are assessed.

Policy 28 states that;

*"Outside the defined built-up areas house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:*

- a. Replacement dwellings will only be supported on a one for one basis and if it can be demonstrated that the property is not derelict;*
- b. Replacement dwellings should not be disproportionate to the size of the existing dwelling whilst extensions should also, and in addition, be in keeping with the scale and character of the existing dwelling. The cumulative impact of existing extensions will be taken into account."*

The existing dwelling is not derelict and the proposal would be a one for one replacement. The proposed dwelling can also be accommodated appropriately within the curtilage of the existing dwelling. The existing dwelling on the site is 2 storey and detached. The proposed dwelling would reflect this form and would appear as a two storey dwelling although accommodation would be provided below ground level in the form of a basement and within the roofspace.

It is considered that the proposed dwelling (which was previously approved under applications DC/14/0420 and DC/11/0418) is appropriate to the scale of the existing site, and that the proposed dwelling would not be disproportionate in size.

The planning history relating to the site is a material consideration in the determination of the application. It is considered that although the policies referred to in the previous applications have been superseded following the adoption of the HDPF in 2015, the policies relevant to the application have remained similar in content. There has been no material change in the physical surrounds of the site. It is therefore considered that the proposed development would comply with policy 28 of the HDPF.

Policy 33 of the HDPF relates to Development Principles and requires that the scale, massing and appearance of development is of a high standard of design and that any proposal does not cause unacceptable harm to the amenity of occupiers/users of nearby property and land. It is considered that the proposed dwelling would be in keeping with its rural surroundings and the proposed materials would be appropriate and would also be in keeping with its rural surroundings. The proposed dwelling would be set 15 metres from the north western boundary, 26 metres from the south eastern boundary, and set back from the front boundary by 25 metres. It is considered that due to the position of the dwelling within the site and the distance to the boundaries that the proposed dwelling would not have an adverse impact on the amenities of neighbouring properties with regards to appearing overbearing or allowing undue overlooking.

It is therefore considered that the proposed dwelling would meet the criteria set out within policy 28 and 33 of the HDPF.

### **Recommendation: Application Permitted**

#### **Conditions:**

- 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 to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 Pre-Commencement Condition:** No development shall commence until precise details of the proposed alterations to ground levels across the site (including detailed cross sections of both existing and proposed levels and arrangements for the removal of excavated material) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul sewage 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).

- 6 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of neighbouring properties during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 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-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).

- 9 **Post Occupation Condition:** Upon the occupation of the building hereby permitted the existing building(s) indicated on plan 2418/4 shall cease to be used for any purpose whatsoever and within a period of 1 month 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).

- ~~10 **Post Occupation Condition:** Upon the occupation of the building hereby permitted the existing building(s) indicated on plan 2418/4 shall cease to be used for any purpose whatsoever and within a period of 1 month 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).~~

- 10 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, B, ~~E, F and H~~ <sup>E, F and H</sup> of Part 1 of Schedule 2 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 in accordance with Policy 28 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- ~~12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or Orders amending or revoking and re-enacting the same, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the south east or north west elevation; of the development without express planning consent from the Local Planning Authority first being obtained.~~

~~Reason: To protect the amenities of adjoining residential properties from loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015).~~

#### NOTE TO APPLICANT

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to

submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at [www.planningportal.co.uk/planning/applications/paperforms](http://www.planningportal.co.uk/planning/applications/paperforms) .

#### NOTE TO APPLICANT

The exact position of a public water distribution main must be determined on site by the applicant with no excavation, mounding or tree planting should be carried out within 4 metres of the public water main without the consent of Southern Water.

#### POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

#### IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

No.

#### **Plans list for: DC/17/0985**

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

#### Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		2418/4	10.05.2017
Location plan		REV A	09.05.2017
Elevation & Floor plan		2418/3A	09.05.2017
Elevation & Floor plan	Proposed SE, SW Elevations and Ground Floor Plan	2418/1B	09.05.2017
Site plan		2418/4	09.05.2017
Section plan	Cross section	2418-5	09.05.2017
Site plan	Site plan with survey points	2418/4A	10.05.2017
Elevation & Floor plan	Proposed NE, NW Elevations and First Floor Plans	2418/2A	09.05.2017
Floor plan		2418/5	09.05.2017

#### Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
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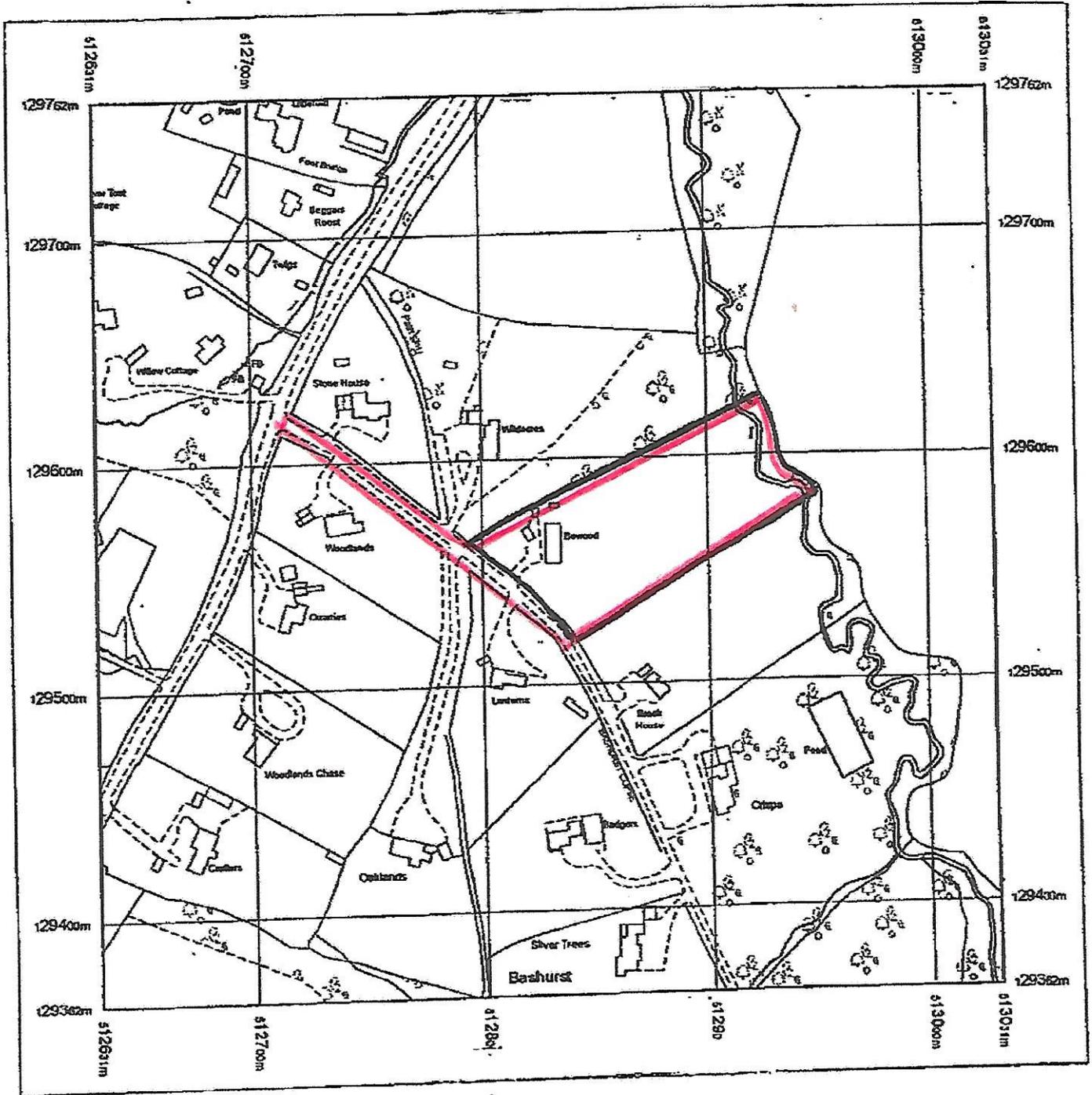
#### DELEGATED

Case Officer sign/initial JA

Date: 14/6/17

Authorising Officer sign/initial GA

Date: 23/05/14



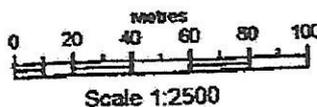
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



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Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

J.Ford

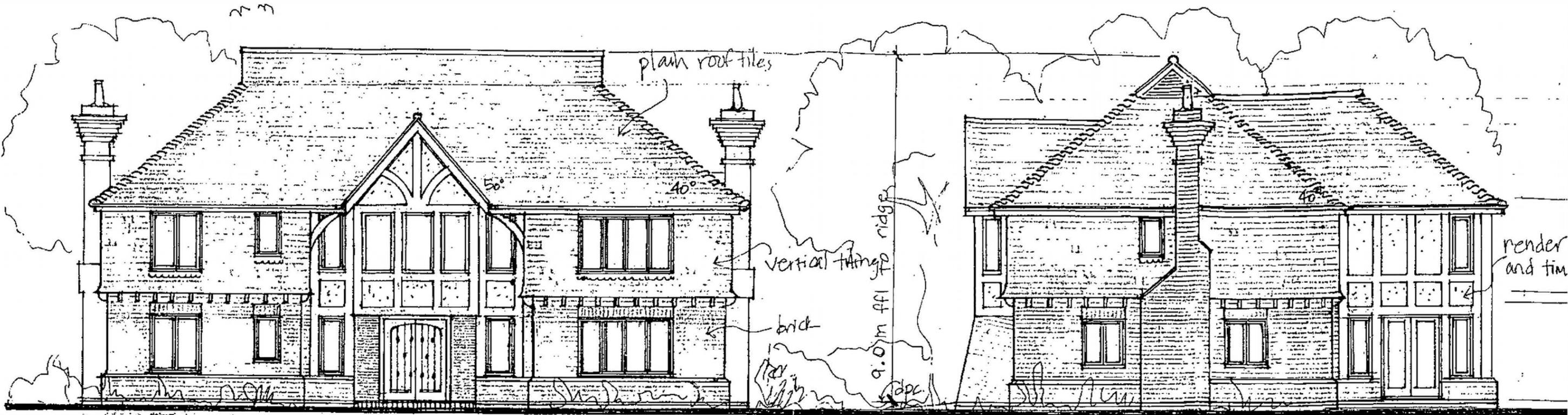
RH13 ONZ

9/5/7

REV A TO

SHOW RIGHT OF  
 WAY TO  
 BASHURST HILL

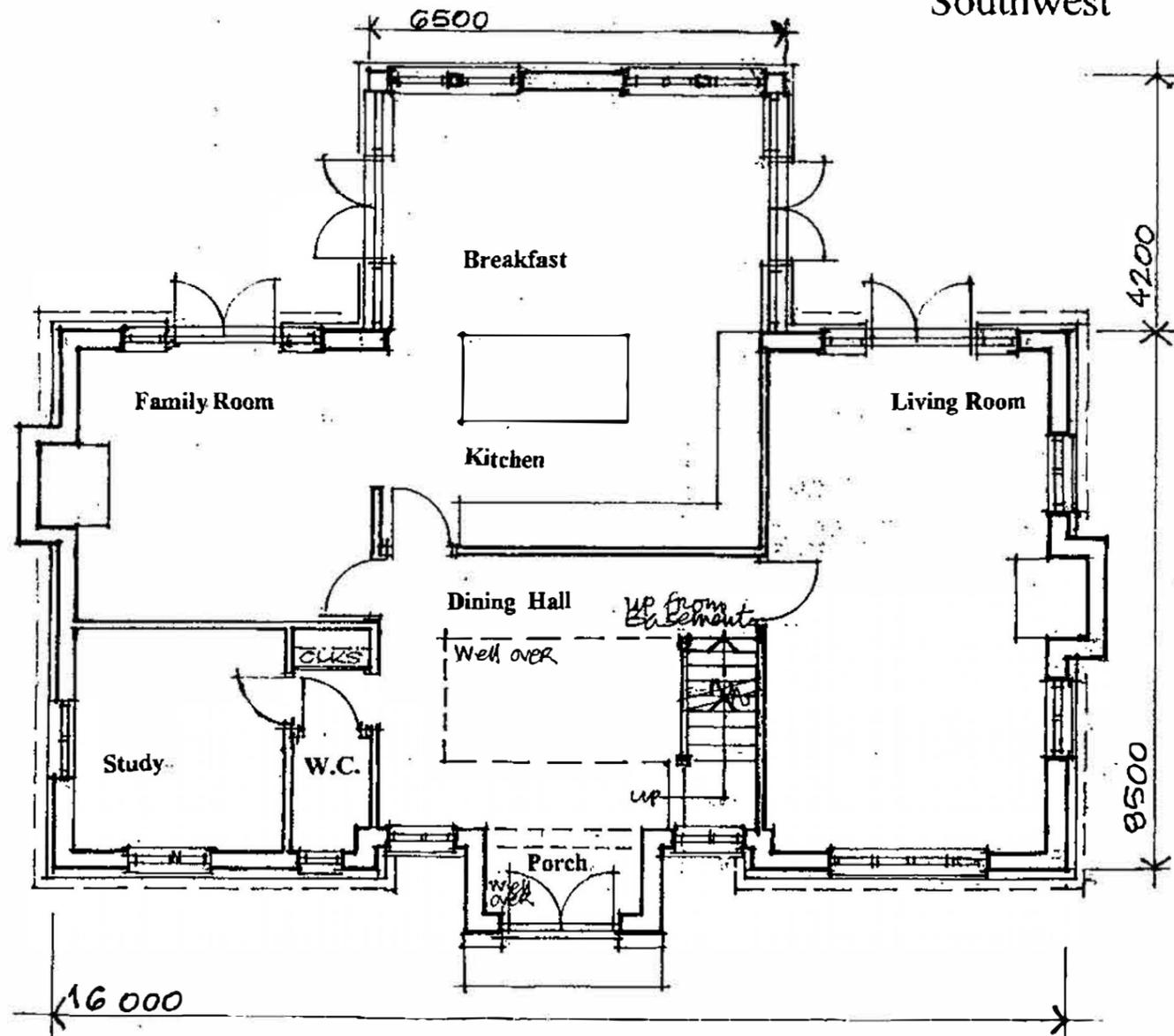




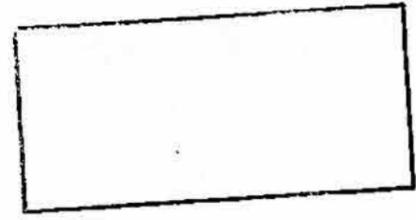
Elevations

Southwest

Southeast



Ground Floor Plan



SEE ALSO 2418/2 • FIRST FLR PLAN  
N/E & N/W ELEVATIONS  
2418/2 • BASEMENT &  
ROOF PLANS

*Replacement Dwelling for  
BOWOOD, BASHURST COPSE,  
ITCHINGFIELD, WEST SUSSEX*



**JAYE FORD  
ARCHITECTURE LTD**

NORTH BARN  
DANHILL FARM  
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WEST SUSSEX RH20 2LQ  
TEL: 01798 817320  
FAX: 01798 817590

REV 'B' JAN 2008. STAIR TO  
BASEMENT ADDED.

REV A 1.10.07 ridge dim added

Drwg No. 2418/1 B

Scale 1:100

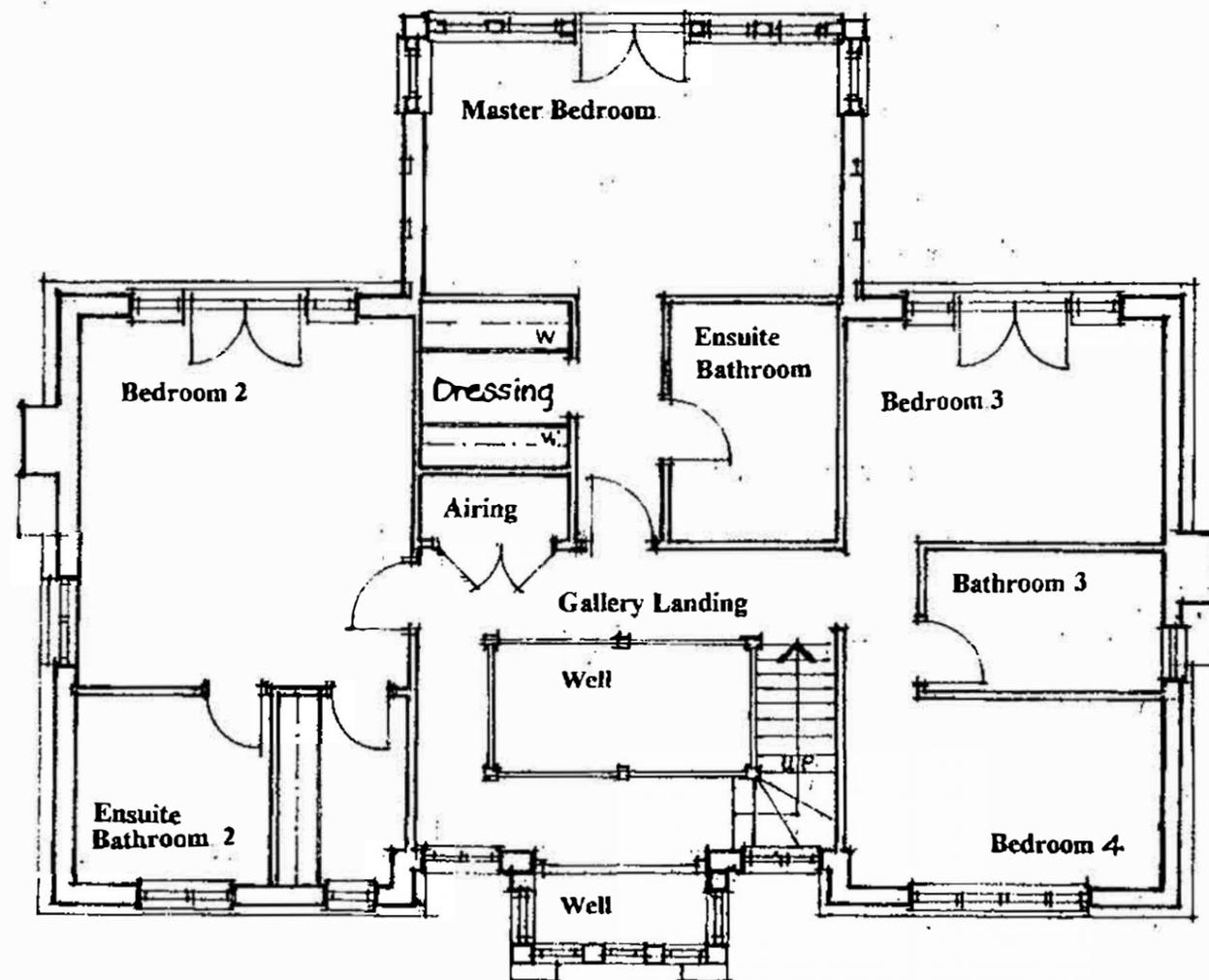
January 2008



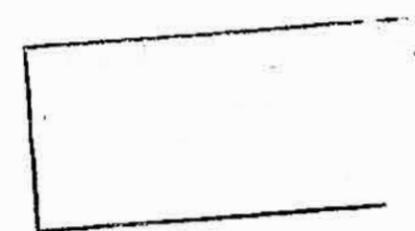
Elevations

Northeast

Northwest



First Floor Plan



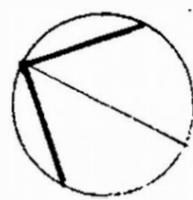
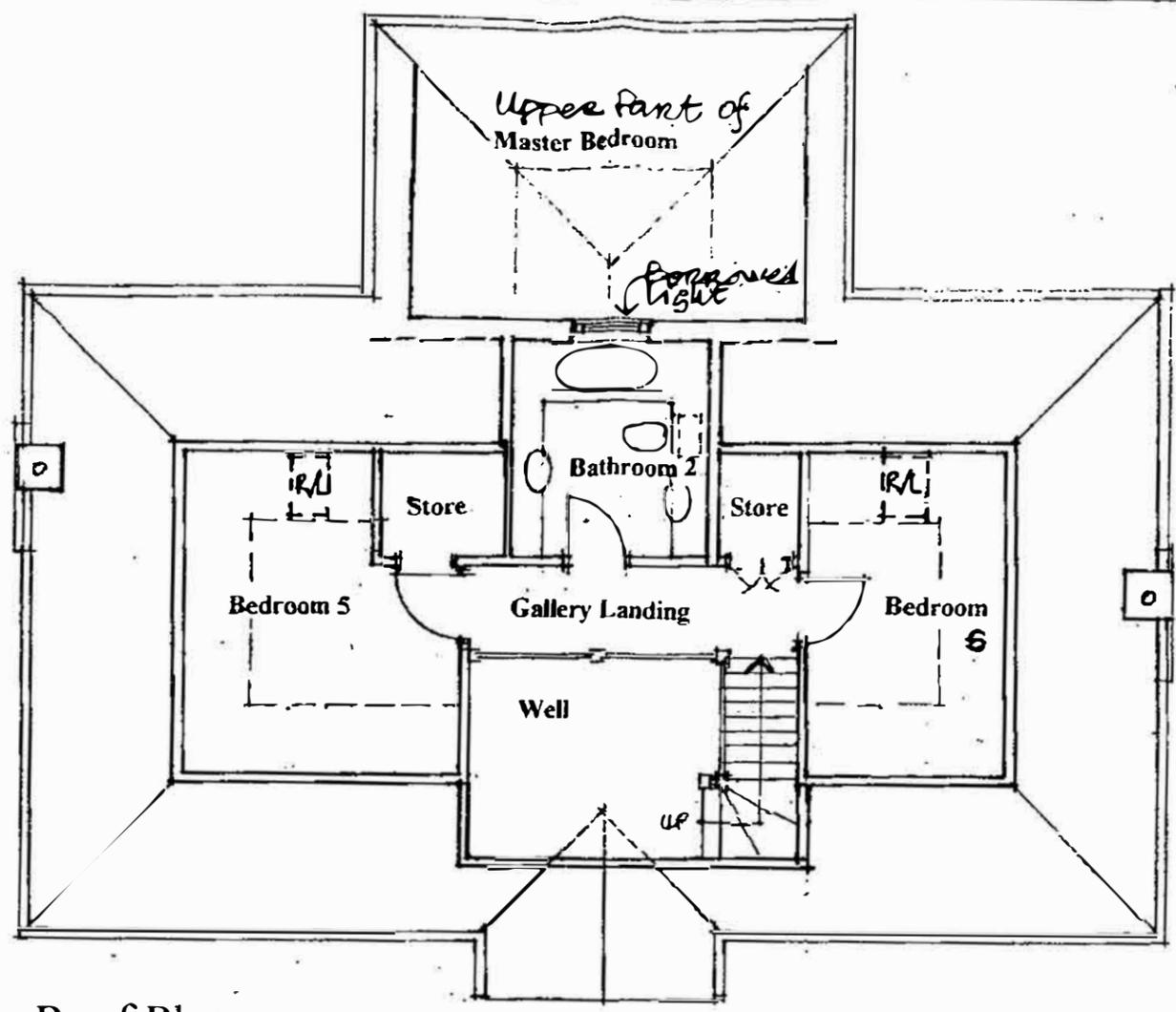
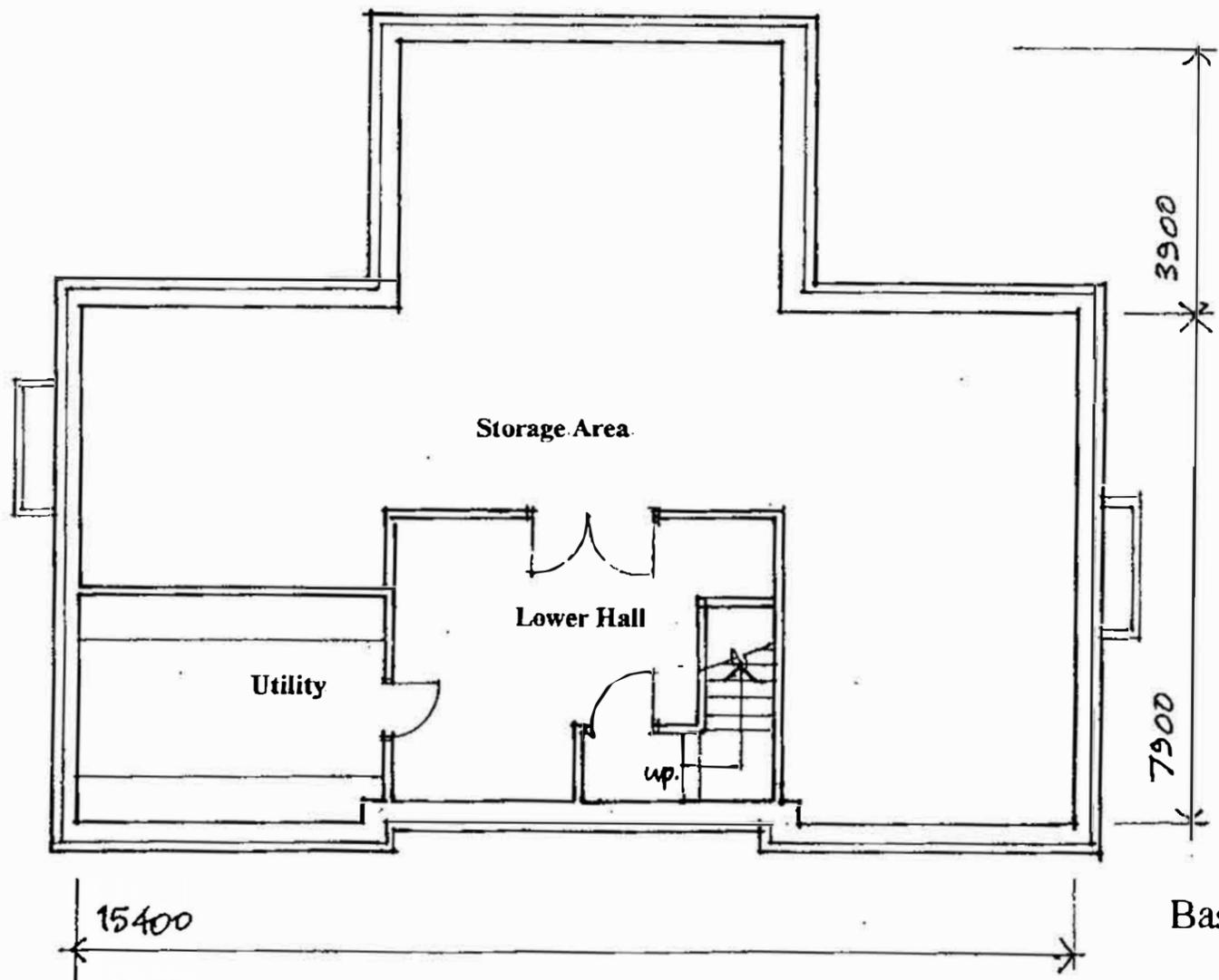
REV 'A' Jan 2008  
 Roof Lights for Roof  
 Space Added

*Replacement Dwelling for*  
**BOWOOD, BASHURST COPSE,**  
**ITCHINGFIELD, WEST SUSSEX**

**JAYE FORD**  
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**Drwg No. 2418/2A**  
 Scale 1:100  
 September 2007



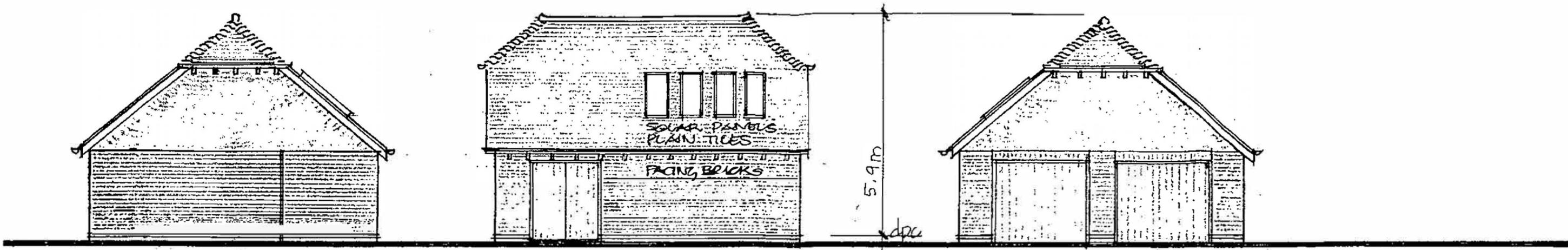
*Replacement Dwelling for*  
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**ITCHINGFIELD, WEST SUSSEX**

Drwg No. 2418/5

Scale 1:100

January 2008

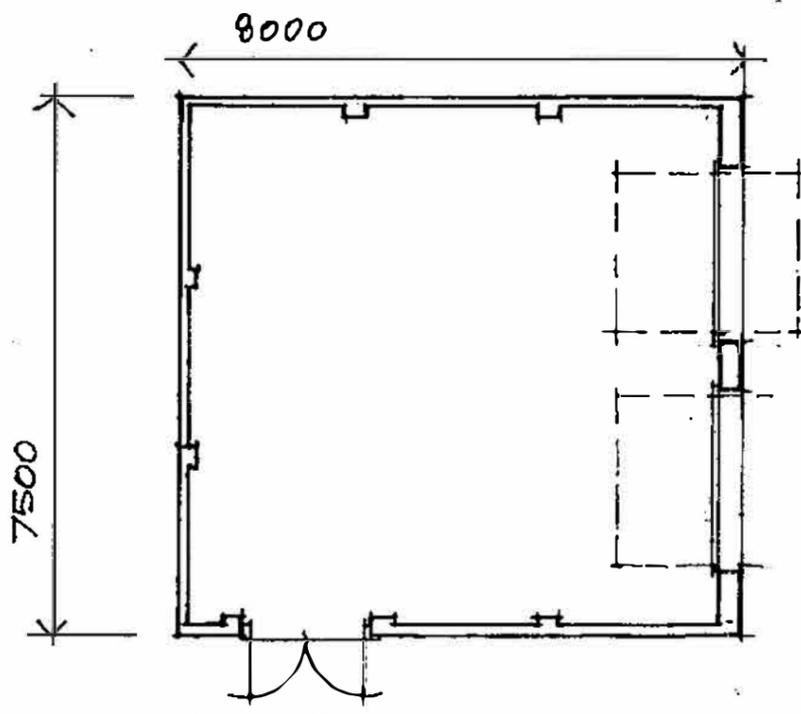
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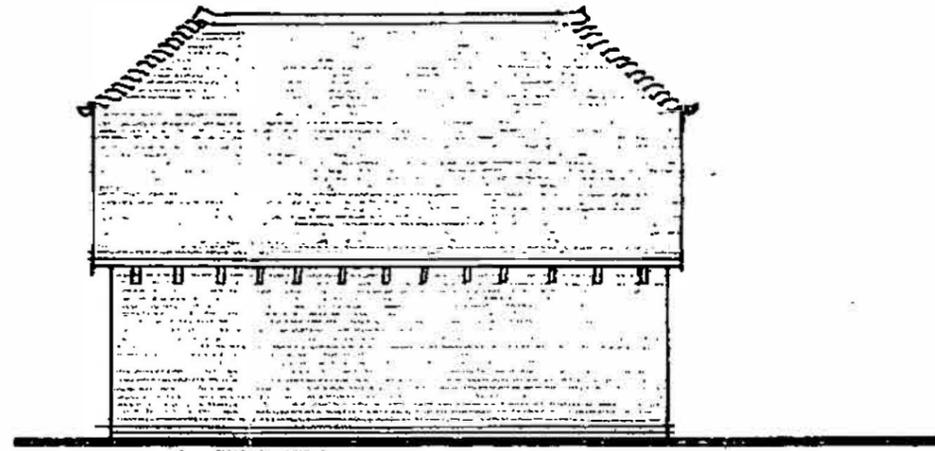
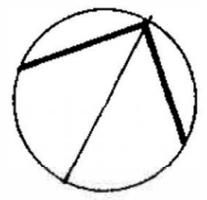
Elevations Southwest

Southeast

Northeast



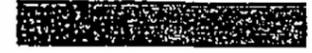
Floor Plan



Northwest

BOWOOD, BASHURST COPSE,  
ITCHINGFIELD, WEST SUSSEX

Proposed Garage



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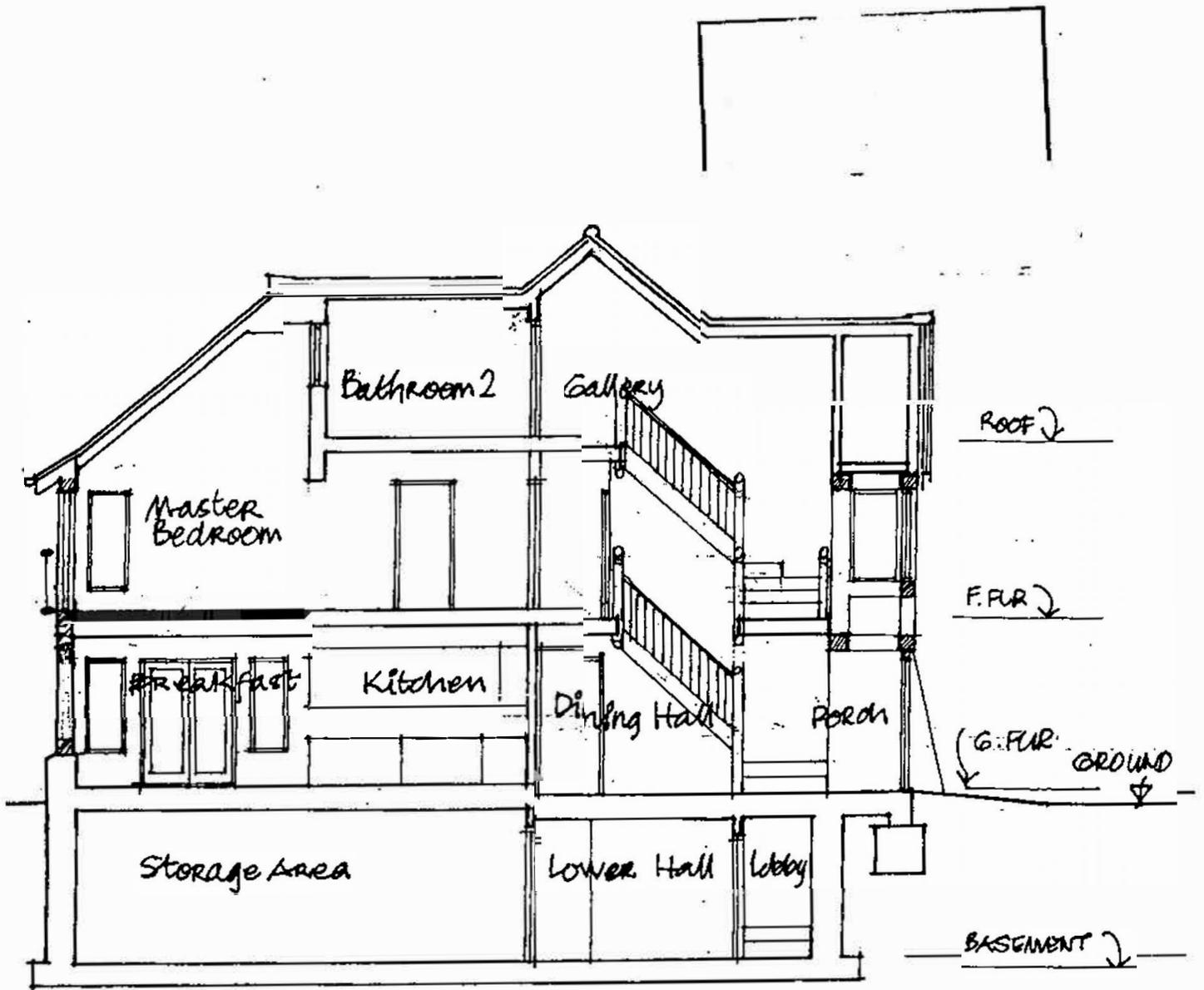
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Rev A 1.10.07 ridge dim added

Drwg No. 2418/3A

Scale 1:100

September 2007



Cross Section Looking South East

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 March 2008