



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

**Half Acre Cottage Bashurst Hill Itchingfield West Sussex
Demolition of existing dwelling. Erection of 1no. replacement dwelling with detached garage,
driveway, and altered access.**

Your application DC/23/1298 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/23/1298

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

On behalf of: Mr and Mrs J Chadwick

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:

Demolition of existing dwelling. Erection of 1no. replacement dwelling with detached garage, driveway, and altered access.

Half Acre Cottage Bashurst Hill Itchingfield West Sussex

to be carried out in accordance with Application No. DC/23/1298 submitted to the Council on 12/07/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 05/01/2024

- 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
Supporting Statement	Existing Fixtures and Fittings	NONE	20.10.2023
Elevation plan	South and East, as existing	2217.015	04.07.2023
Elevation plan	North and West, as existing	2217.016	04.07.2023
Floor plan	Lawful Development Basement	2217.020	04.07.2023
Floor plan	Lawful Development Ground	2217.021	04.07.2023
Roof plan	Lawful Development	2217.023	04.07.2023
Site plan	As proposed	2217.100A	31.07.2023
Floor plan	Lower, as proposed	2217.101	04.07.2023

Floor plan	Upper, as proposed	2217.102	04.07.2023
Roof plan	As proposed	2217.103	04.07.2023
Elevation plan	South and East, as proposed	2217.105	04.07.2023
Elevation plan	North and West, as proposed	2217.106	04.07.2023
Section plan	As proposed	2217.106	04.07.2023
Section plan	As proposed	2217.108	04.07.2023
Supporting Statement	Biodiversity Net Gain	NONE	04.07.2023
Supporting Statement	Arboricultural Report	NONE	04.07.2023
Supporting Statement	Water Neutrality	NONE	20.10.2023
Supporting Docs	Application Form	NONE	04.07.2023
Floor plan	Ground, as existing	2217.011	04.07.2023
Section plan	As proposed	2217.115	04.07.2023
Tree plan		NONE	04.07.2023
Location & Site plan	As existing	2217.001A	31.07.2023
Roof plan	As existing	2217.013	04.07.2023

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin 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 take place until a mobile protected species Precautionary Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include precautionary mitigation measures and / or works to reduce potential impacts to mobile protected species during the construction phase. The development shall take place in strict accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species).

- 4 **Post-Demolition Condition:** No development post-demolition of the existing dwelling shall take place until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground 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).

- 5 **Pre-Commencement (slab level Condition):** No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal Report

(Wychwood Environmental Ltd., June 2023), has been submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

- 6 **Pre-Commencement (slab level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality statement (received 20.10.2023) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

- 7 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 20.10.2023). The dwelling hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter, or to a similar or improved water performance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting. The lighting details shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and shows how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) it will not disturb or prevent bats using their territory.

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. Unless otherwise agreed as part of the approved landscaping, no trees or

hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes 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 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces (including garages) necessary to serve it have been constructed and made available for use in accordance with approved site plan [drawing number 22217.100A]. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with approved drawing number 22217.100A. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal Report (Wychwood Environmental Ltd., June 2023), Biodiversity Net Gain Report (Wychwood Environmental Ltd., June 2023) and Defra Small Sites Metric (Wychwood Environmental Ltd.), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

- 12 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [BS: 5837 Arboricultural Report, 04.07.2023].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **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) the dwelling hereby permitted shall not be enlarged under Class A of Part 1 within Schedule 2 of the Order 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 in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

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

Note to Applicant – Community Infrastructure Levy (CIL):

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

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, in order to be able to, where possible, grant permission.

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 or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

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.

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.

Right of Appeals

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 or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at

least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

NOTES

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rev	date	amendment

client
MR & MRS J CHADWICK

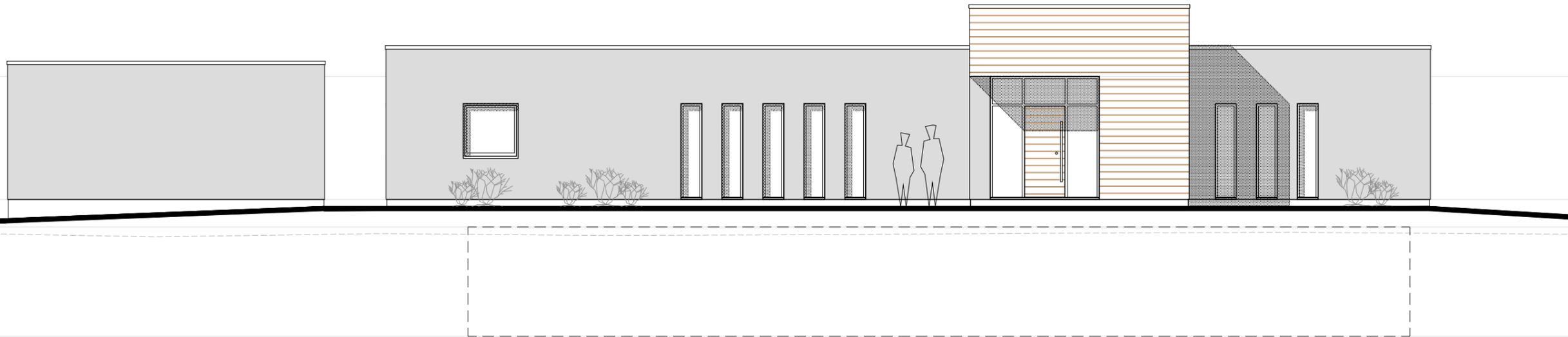
project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
ELEVATIONS SE**

drawn CAD/RNT	date 07.11.22
scale 1:100@A3	number 2217.105

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SOUTH ELEVATION

PROPOSED SCHEDULE OF MATERIALS

WALLS UPPER (Render)
K-Rend Acrylic or silicone render
Finished colour: Stone Grey RAL7044

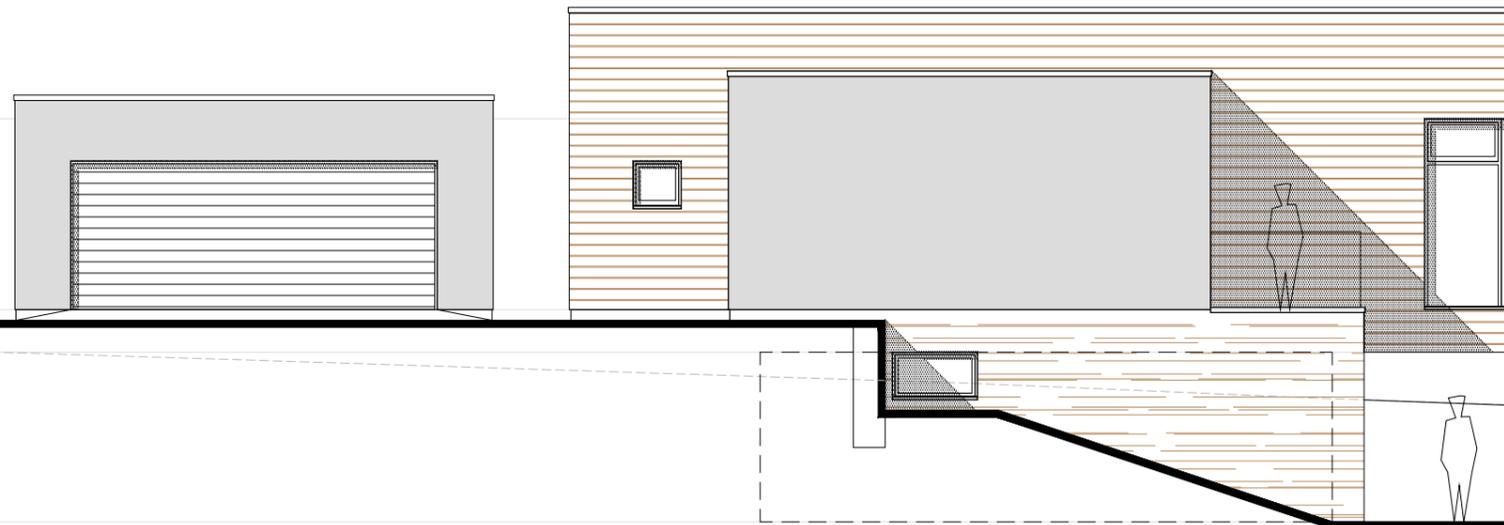
WALLS UPPER (Cladding)
Horizontal Cedar Weatherboarding
Finished colour: Natural

WALLS LOWER (Stone)
Norstone Rustik cladding.
Finished Colour: Ochre

FLAT ROOF
High performance three layer felt & protective layer
Finish: Sedum with PV arrays

FLAT ROOF TERRACE
High performance three layer felt & protective layer
Finish: Porcelain Tiles on Pedestals

DOORS & WINDOWS SYSTEMS
PPC aluminium frames & casements.
Finished colour: Anthracite RAL 7016



EAST ELEVATION

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rev	date	amendment

client

MR & MRS J CHADWICK

project

HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD

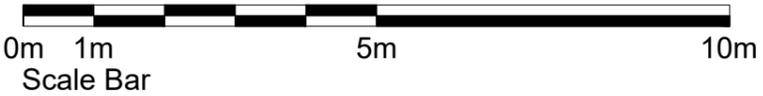
title

PROPOSED
ELEVATIONS NW

drawn CAD/RNT	date 07.11.22
scale 1:100@A3	number 2217.106

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NORTH ELEVATION

PROPOSED SCHEDULE OF MATERIALS

WALLS UPPER (Render)
K-Rend Acrylic or silicone render
Finished colour: Stone Grey RAL7044

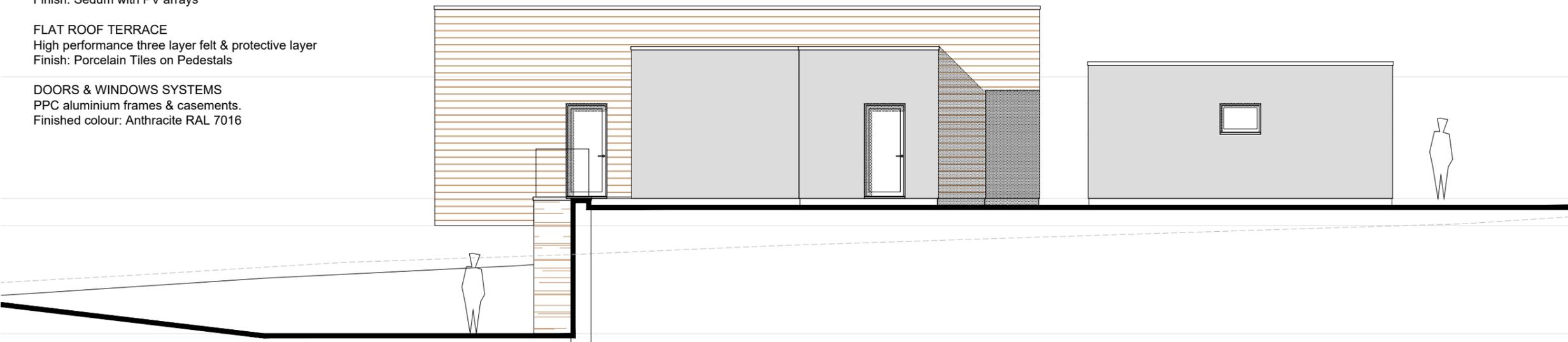
WALLS UPPER (Cladding)
Horizontal Cedar Weatherboarding
Finished colour: Natural

WALLS LOWER (Stone)
Norstone Rustik cladding.
Finished Colour: Ochre

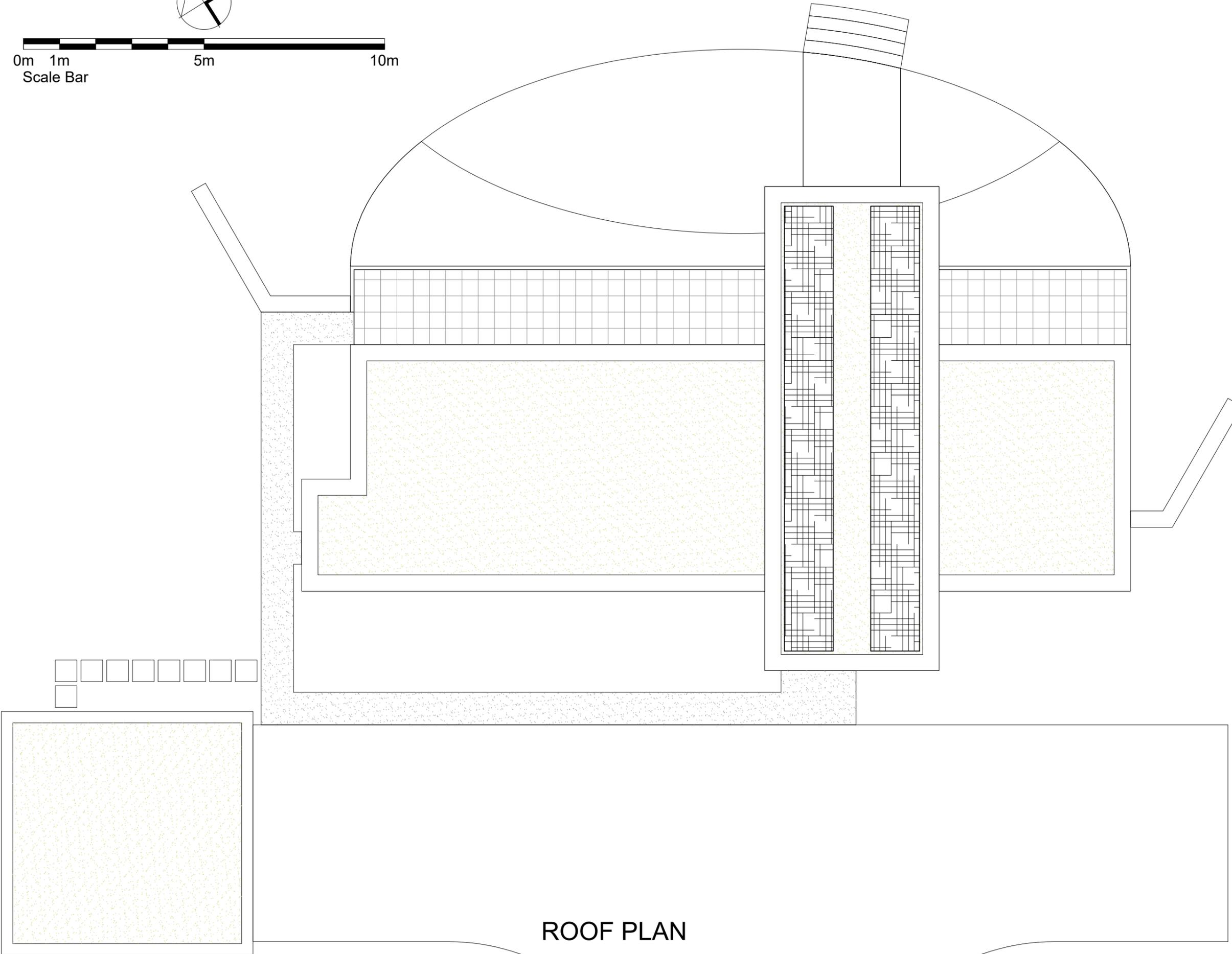
FLAT ROOF
High performance three layer felt & protective layer
Finish: Sedum with PV arrays

FLAT ROOF TERRACE
High performance three layer felt & protective layer
Finish: Porcelain Tiles on Pedestals

DOORS & WINDOWS SYSTEMS
PPC aluminium frames & casements.
Finished colour: Anthracite RAL 7016



WEST ELEVATION



ROOF PLAN

NOTES

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rev date amendment

client
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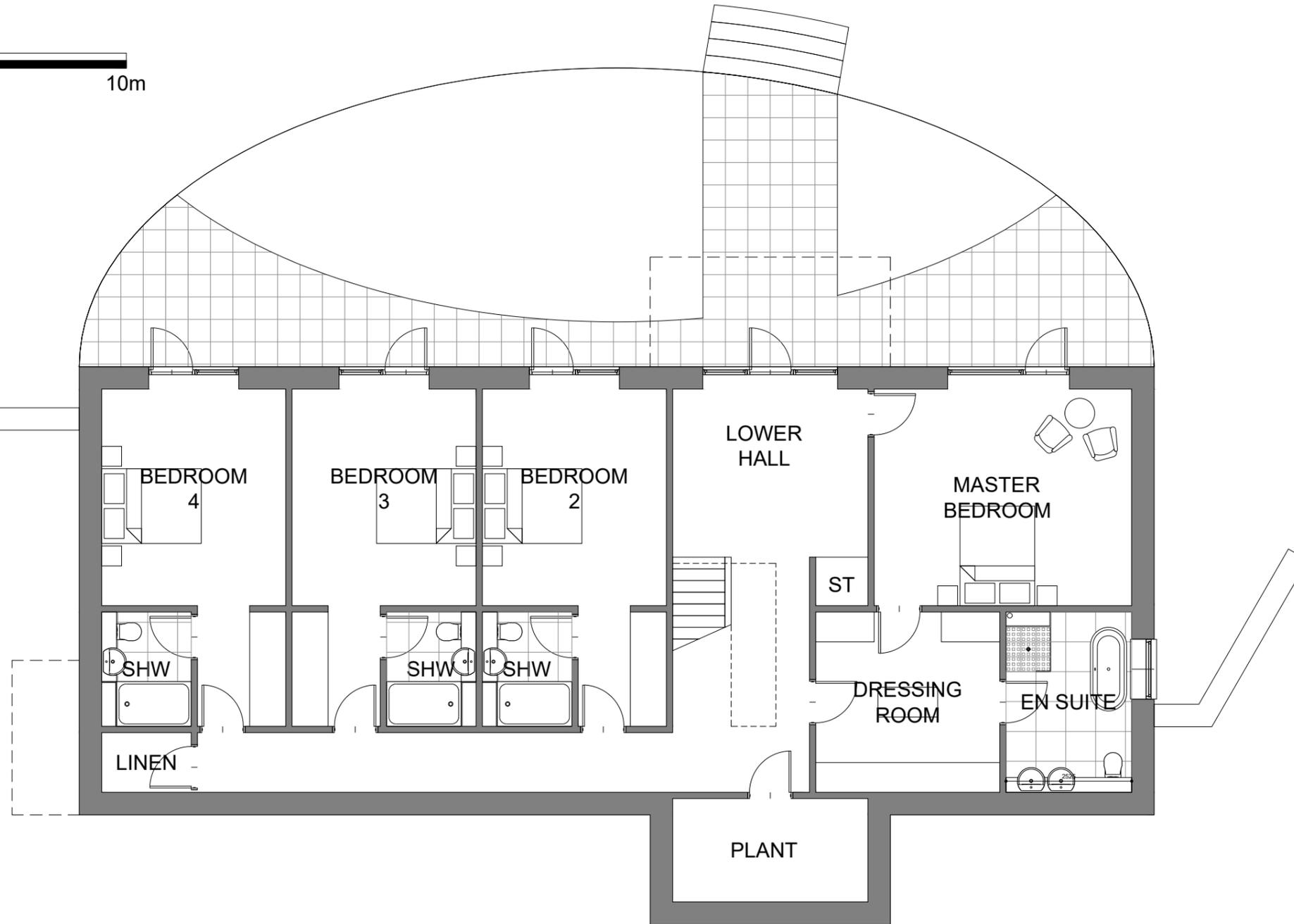
project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
ROOF PLAN**

drawn CAD/RNT	date 07.11.22
scale 1:100@A3	number 2217.103

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rev date amendment

client
MR & MRS J CHADWICK

project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

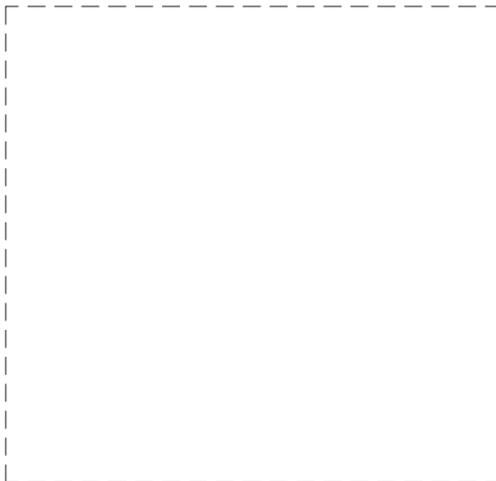
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LOWER FLOOR PLAN**

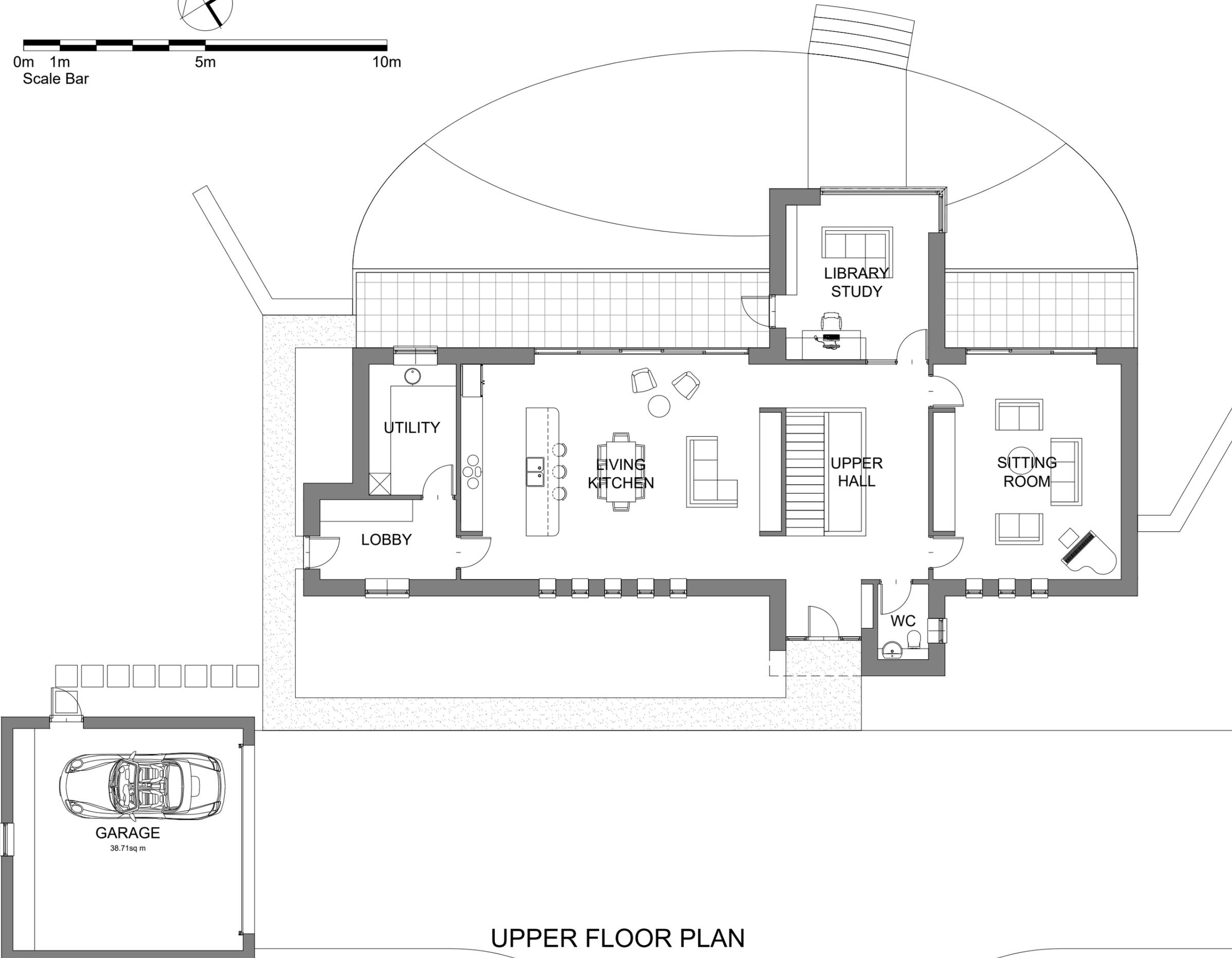
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LOWER FLOOR PLAN
Area: 176.30sq m





UPPER FLOOR PLAN
Area: (149.25 - 6.30) 142.95sq m

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rev date amendment

client
MR & MRS J CHADWICK

project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
UPPER FLOOR PLAN**

drawn CAD/RNT	date 07.11.22
scale 1:100@A3	number 2217.102

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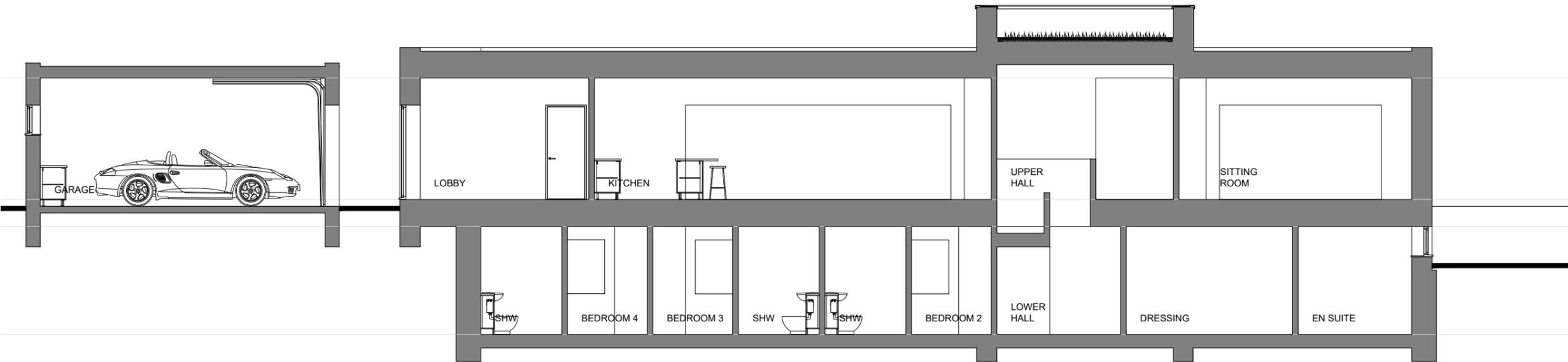
project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
SECTIONS**

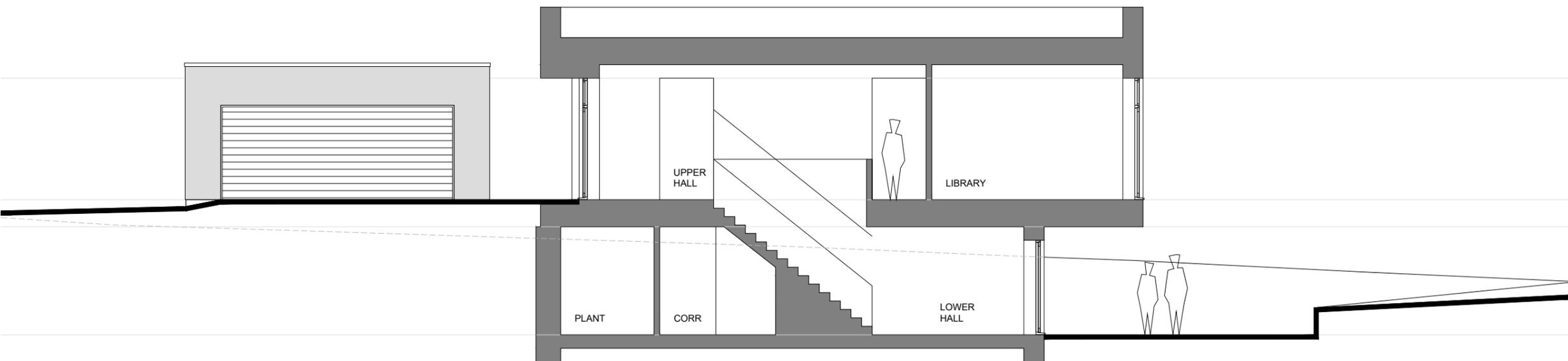
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SECTION A-A



SECTION B-B



NOTES

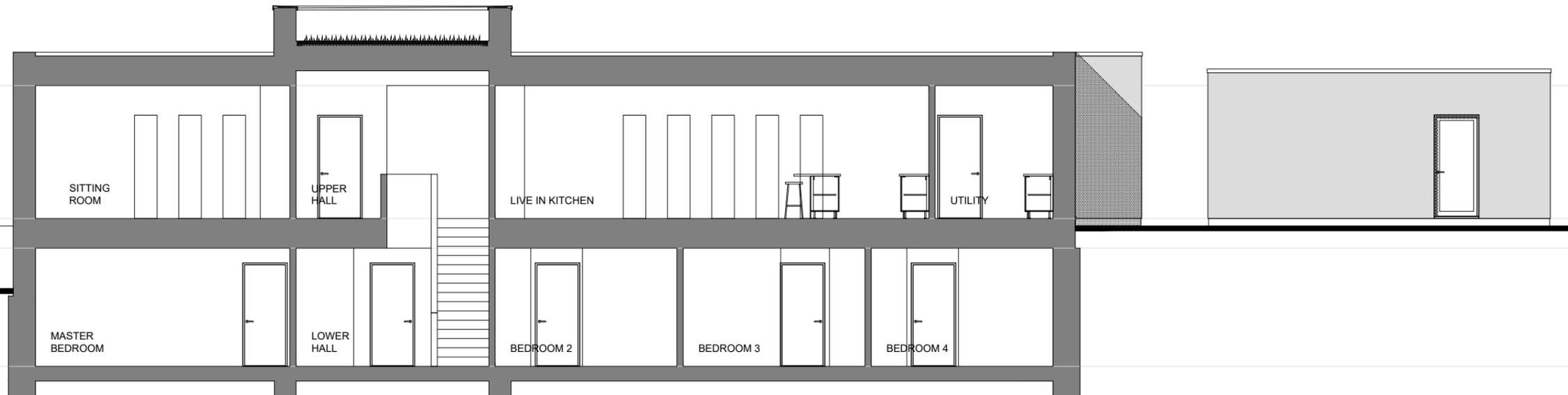
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rev	date	amendment



SECTION C-C



SECTION D-D

client
MR & MRS J CHADWICK

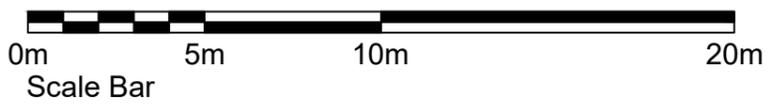
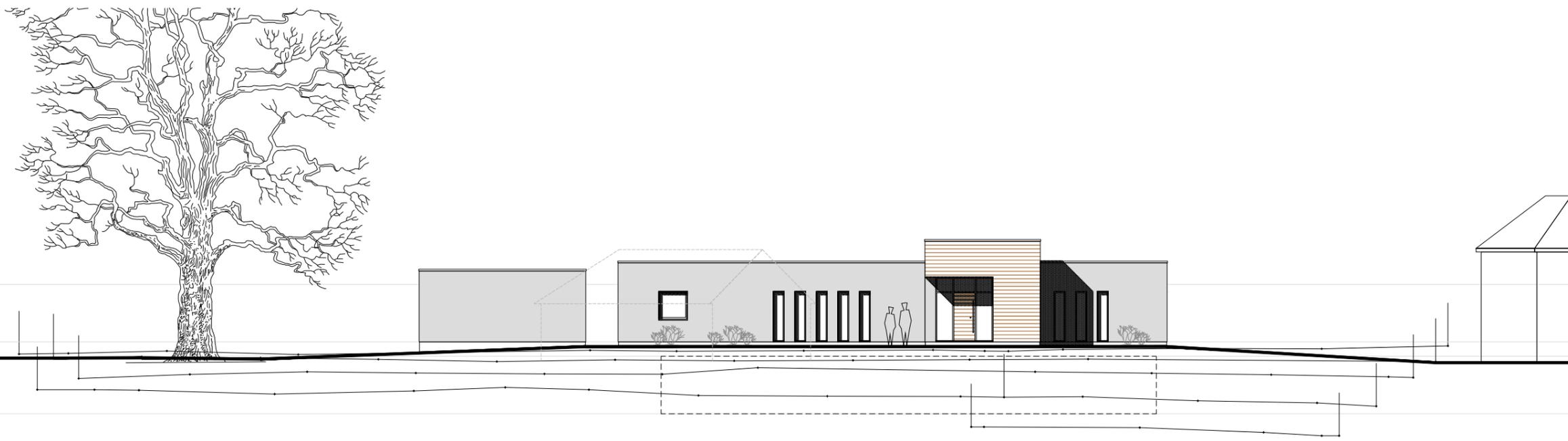
project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
SECTIONS**

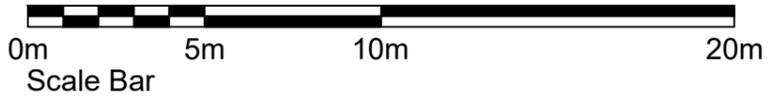
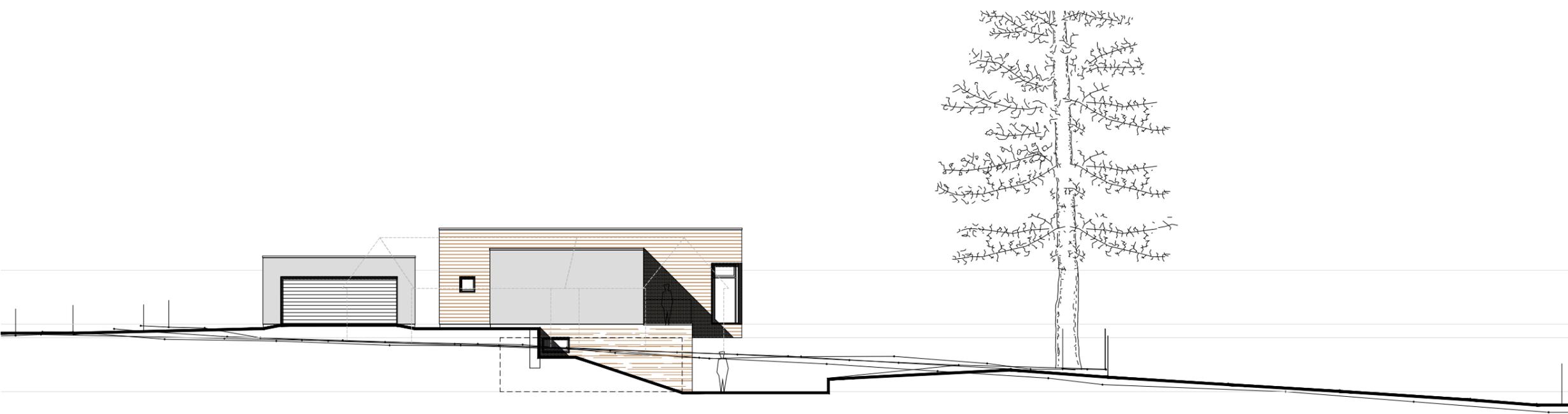
drawn CAD/RNT	date 07.11.22
scale 1:100@A3	number 2217.108

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STREET SCENE
Scale 1:200



SITE SECTION
Scale 1:200

NOTES

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rev	date	amendment

client
MR & MRS J CHADWICK

project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
SITE SECTIONS**

drawn CAD/RNT	date 2012.22
scale 1:100@A3	number 2217.115

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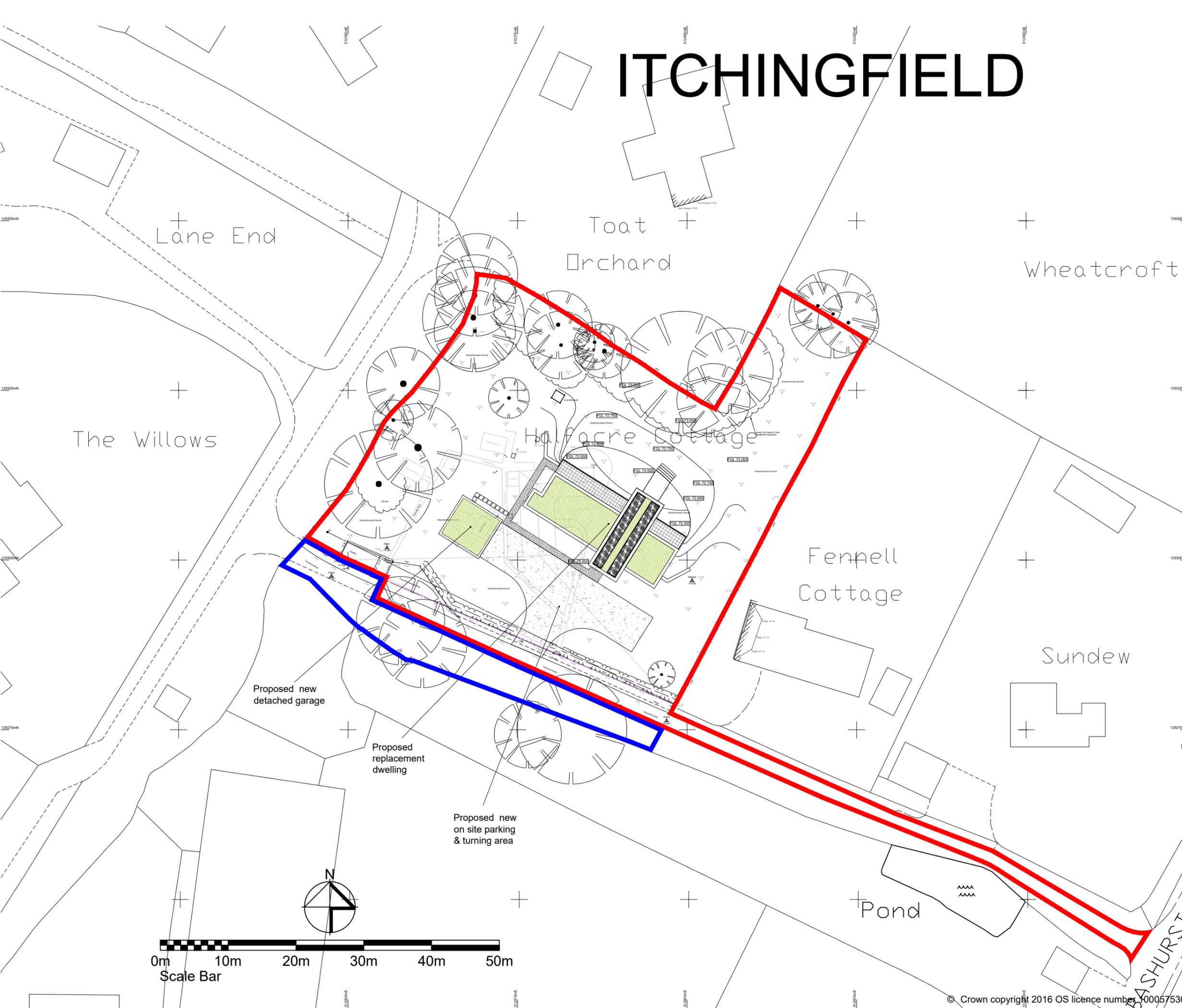
ITCHINGFIELD

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rev	date	amendment
A	31.07.23	Amended for Planning approval.



client
MR & MRS J CHADWICK

project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**PROPOSED
SITE PLAN**

drawn CAD/RNT	date 07.11.22
scale 1:500@A3	number 2217.100A

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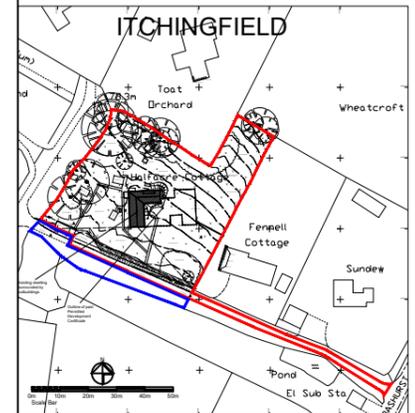
ITCHINGFIELD

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rev date amendment
A 31.07.23 Amended for Planning approval.



LOCATION PLAN
Scale 1:2500

client
MR & MRS J CHADWICK

project
**HALFACRE COTTAGE
BASHURST HILL
ITCHINGFIELD**

title
**EXISTING
LOCATION & SITE PLAN**

drawn CAD/RNT	date 07.11.22
scale 1:500@A3	number 2217.001A

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