



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

Application Number: DC/17/1892

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

On behalf of: Mr P White

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:

Construction of replacement chalet bungalow, including new basement floor level and basement terrace area (amendments to previously approved application DC/15/1160)

Springfield Farm Bungalow Springfield Lane Colgate Horsham

to be carried out in accordance with Application No. DC/17/1892 submitted to the Council on 24/08/2017 and subject to compliance with the plans/documents and conditions specified hereunder.

Dr Chris Lyons
Director of Planning, Economic Development & Property

Date: 19/10/2017

- 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
Location plan	Location Plans Plans	PW/17/01	24.08.2017
Elevation plan	Proposed Sections Elevations and Photographs	PW/17/04	24.08.2017
Site plan	Proposed Site Plan	PW/17/02	24.08.2017
Floor plan	Proposed Plans	PW/17/03	24.08.2017
Design & Access Statement	Planning, Design & Access Statement (prepared by NJA Town Planning Ltd and dated August	NONE	24.08.2017

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

- 2 **Regulatory Condition:** The existing dwelling on the site known as 'Springfield Farm Bungalow' and the stable building shall be demolished and the debris removed from the site within a period of two months following the first occupation of the replacement dwelling hereby approved

Reason: The application seeks planning permission for a replacement dwelling and therefore the need for a new additional dwelling has not been proposed or assessed as part of this application. Without a demonstrated need, the Council would refuse permission for a new additional dwelling at this site. The condition is necessary to ensure that the new dwelling is a genuine replacement of the existing dwelling.

- 3 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

- 4 **Regulatory Condition:** Within two months of the date of this permission and notwithstanding the details forming part of this application, full details of the hard and soft landscaping works shall be submitted to the Local Planning Authority for their consideration. 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).

- 5 **Regulatory Condition:** Within two months of the date of this permission and notwithstanding the details forming part of this application, full details of the proposed boundary treatments shall be submitted to the Local Planning Authority for their consideration. The boundary treatments as approved by the Local Planning Authority shall be constructed/planted within two months of the date of the approval and retained thereafter.

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).

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 .

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 – 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.**

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:

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):

NPPF4 NPPF6 NPPF7 HDPF1 HDPF2 HDPF3 HDPF4 HDPF24 HDPF25 HDPF28
HDPF30 HDPF32 HDPF33

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 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

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/17/1892

Springfield Farm Bungalow, Springfield Lane, Colgate, Horsham, West Sussex, RH12 4TA

DESCRIPTION:

Construction of replacement chalet bungalow, including new basement floor level and basement terrace area (amendments to previously approved application DC/15/1160)

DETAILED DESCRIPTION:

Full planning permission was granted on 9th July 2015 under reference DC/15/1160 for the demolition of the existing dwelling and stables and the erection of a new chalet bungalow. The application followed a number of previously refused applications and a dismissed appeal. A subsequent amendment application was granted in April 2016 under reference DC/16/0384 for an amended design which incorporated a basement level.

Since April 2016 work has commenced on site and following a site visit undertaken by the Case Officer in respect of an application for a garage/carport, it was discovered that the dwelling has been constructed in the incorrect position.

The application therefore seeks retrospective consent for the demolition of the existing dwelling and stables and the erect of a new chalet bungalow, incorporating a basement level.

SITE AND SURROUNDINGS:

The site is located on the eastern side of Springfield Lane; a narrow unadopted track accessed via Forest Road approximately 1km to the north. The site is rectangular in shape with a depth of 38m, a width of 53m and an area of 0.2ha. Construction work on the replacement dwelling is nearly completion. A small brick built bungalow (the original dwelling on the site) remains on the northern part of the site. Land levels within the site fall from north to south. The surrounding area is outside the built-up area boundary and is rural in character. Some 20m to the south of the site is a barn; 50m to the north is Springfield Farmhouse; to the south is an open field and beyond a deeply wooded valley which is designated as a Site of Nature Conservation Importance and Ancient Woodland. To the east, on the opposite side of Springfield Lane are open fields. The site lies within the High Weald Area of Outstanding Natural Beauty.

RELEVANT PLANNING HISTORY:

DC/14/1384	Demolition of existing dwelling and stables and erection of new dwelling and detached garage	Application Refused on 21.08.2014
DC/14/2180	Demolition of existing dwelling and stables and erection of new dwelling and detached garage - Revised proposals following refusal of application DC/14/1384	Application Refused on 03.12.2014
DC/16/0384	Variation of condition 1 and removal of conditions 3 and 7 of previously approved application DC/15/1160 (Demolition of existing dwelling and stables and erection of new chalet bungalow) relating to design, materials and landscaping	Application Permitted on 21.04.2016

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework:

NPPF4 - Promoting sustainable transport

NPPF6 - Delivering a wide choice of high quality homes

NPPF7 - Requiring good design

Horsham District Planning Framework (HDPF 2015)

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF3 - Strategic Policy: Development Hierarchy

HDPF4 - Strategic Policy: Settlement Expansion

HDPF24 - Strategic Policy: Environmental Protection

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF28 - Replacement Dwellings and House Extensions in the Countryside

HDPF30 - Protected Landscapes

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

Neighbourhood Plan

The Parish of Colgate has not been allocated as a Neighbourhood Plan Designation Area and to date no application has been received.

REPRESENTATIONS AND CONSULTATION RESPONSES:**Consultations:**

Parish Council Consultation, consulted on the 1 September 2017. Their comments dated 22 September 2017 can be summarised as follows: No objections.

County Council - Highways, consulted on the 1 September 2017. Their comments dated 21 September 2017 can be summarised as follows: No objection.

Southern Water, consulted on the 1 September 2017. Their comments dated 15 September 2017 can be summarised as follows: Maintenance of the SUDS scheme required.

Representations:

There were no letters of representation.

Summary of Consultees and Representees:

No comments received

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:

No comments 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
- The existing parking and traffic conditions in the area

PLANNING ASSESSMENT:

The current application, whilst a full application, essentially seeks to amend the siting of the replacement dwelling to reflect that which has been constructed on the site.

The dwelling as constructed has been sited further back into the site from Springfield Lane, and therefore closer to the rear boundary of the curtilage, and also closer to the southern boundary. The distances are (approx):

Distance to...	As Approved	As Constructed
Front boundary	11m	20m
Rear boundary	17m	8m
North boundary	20m	29m
South boundary	15m	16m
Neighbouring barn	35m	27m
Existing bungalow	8m	17m

In addition, there have been some alterations to all elevations of the dwelling. These include:

Front - Changes to glazing 'feature' and porch

Rear - Addition of dormer window, changes to roof, changes to windows/doors within basement, changes to external stairs to basement level

North side - Changes to design of the chimney,

South side - Addition of two windows

Planning permission was granted in July 2015 (superseded by DC/16/0384 in April 2016) for the replacement of the existing dwelling on the site with the NPPF, the Core Strategy and the General Development Control Policies forming the Council's development plan. Whilst the Core Strategy and General Development Control Policies have now been superseded in respect of land outside of the South Downs National Park, it is not considered that the thrust of policy in relation to replacement dwellings has changed significantly since the approval of the application in mid-2015.

The principal considerations in the determination of this application are therefore essentially whether the amended siting and alterations to the design of the dwelling as shown on the submitted plans are acceptable. Whilst the dwelling has been pushed further into the site than that previously approved and has resulted in a larger area of car parking to the front and a smaller rear garden area, it is considered that, subject to conditions relating to landscaping and boundary treatments, the resiting is acceptable. In terms of the alterations made to the elevations of the dwelling these are relatively minor in nature and considered to be acceptable.

The site/block plan as submitted details a significant area of hardstanding to the front of the property which give the dwelling a suburban appearance and is larger than that previously approved. It has therefore been agreed with the agent that this will be addressed through a condition requiring a landscaping scheme to be submitted.

Further, given the position of the re-sited dwelling, the rear garden area has been significantly reduced and to date no boundary treatment to separate the rear garden from the adjoining field/paddock has either been constructed or detailed on the submitted plans. The field/paddock is outside of the red lined site location plan and has never formed either part of the residential curtilage of the existing property or proposed residential curtilage in the schemes submitted to date. Given the rural location of the area, and the possibility of the residential curtilage 'overspilling' into the adjoining field/paddock which would be considered to be unacceptable, it has been agreed with the agent that the boundary treatments of the site be addressed through a condition requiring details to be submitted.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

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

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	320.79		320.79
		Total Gain	
		Total Demolition	81.44

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- Regulatory Condition:** The existing dwelling on the site known as 'Springfield Farm Bungalow' and the stable building shall be demolished and the debris removed from the site within a period of two months following the first occupation of the replacement dwelling hereby approved

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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/17/1892

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plans Plans	PW/17/01	24.08.2017
Elevation plan	Proposed Sections Elevations and Photographs	PW/17/04	24.08.2017
Site plan	Proposed Site Plan	PW/17/02	24.08.2017
Floor plan	Proposed Plans	PW/17/03	24.08.2017

Design & Access Statement	Planning, Design & Access Statement (prepared by NJA Town Planning Ltd and dated August 2017)	NONE	24.08.2017
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DELEGATED

Case Officer sign/initial

A.C.P.

Date: 19/10/17

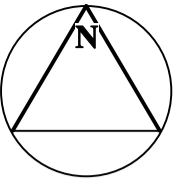
Authorising Officer sign/initial



Date: 19/10/17

Existing Northern boundary Keep

Springfield Cottage



Drive

Gates

Dashed line Stable building that has been demolished.

Grass

Proposed Rhododendron Hedge

Post and Rail fence 1.2 m high

Derelict Barn

Gates and Post and Rail fence 1.2 m high

gravel forecourt parking and turning

Basement Terrace

Ground floor Terrace

15

Roof Plan

rotary clothes dryer

Wheeler bins

cycle storage

20

Ornamental Cherry Trees

Grass

Proposed Rhododendron Hedge

Existing Blockwork wall made good

Springfield Lane

concrete yard

Grass

Over grown Shrub

Over grown Shrub

Barn

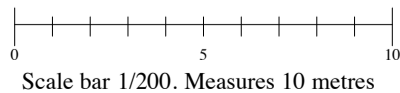
Sara Rudkin Ordnance Survey Licence Number 100053651

Sara Rudkin RIBA Architect
5 Thornden Cowfold Horsham West Sussex, RH13 8AG Tel: 01403 864 530.
e-mail: sararudkin@btinternet.com www.sararudkin.co.uk

Original size A3

Title of project:
Replacement Dwelling

Client: **Mr and Mrs P. White**

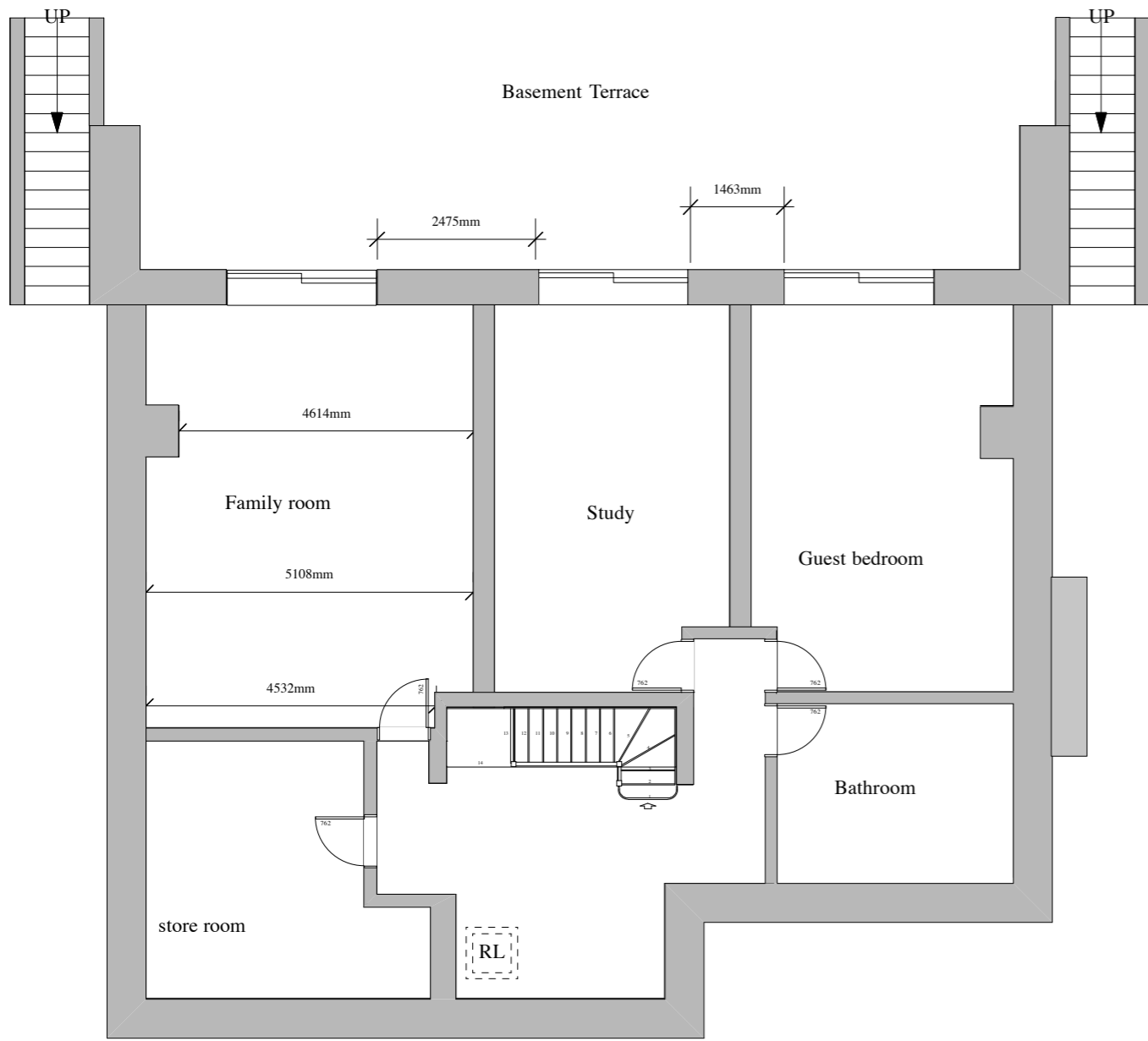
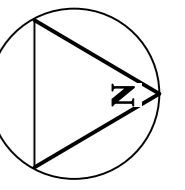


Title: Proposed Site Plan.
Drawing No: **PW/17/02**

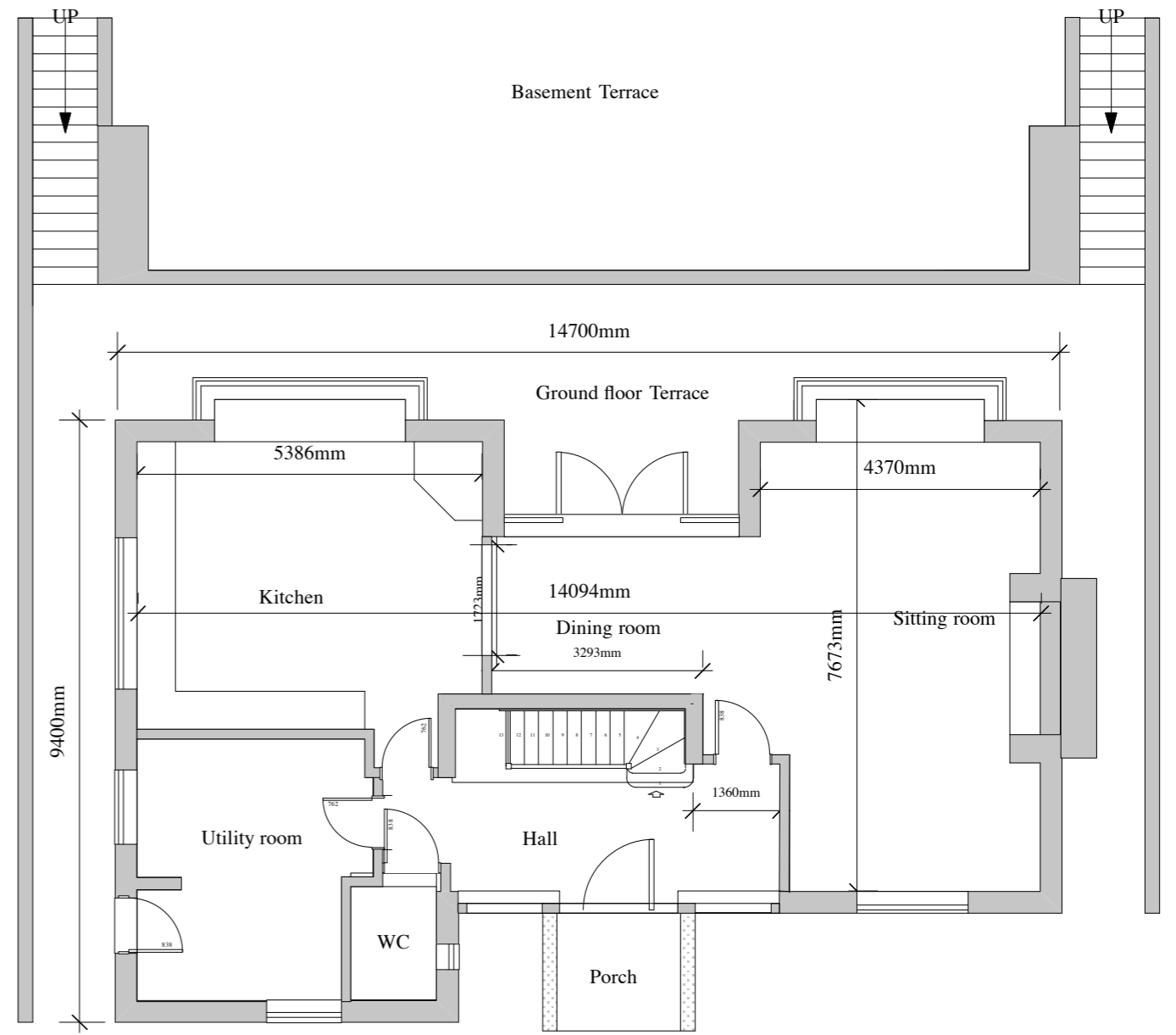
Location: **Springfield Farm Bungalow Springfield Lane Colgate RH12 4TA**

This drawing is Copyright: Refer to Architect concerning Licence for use.

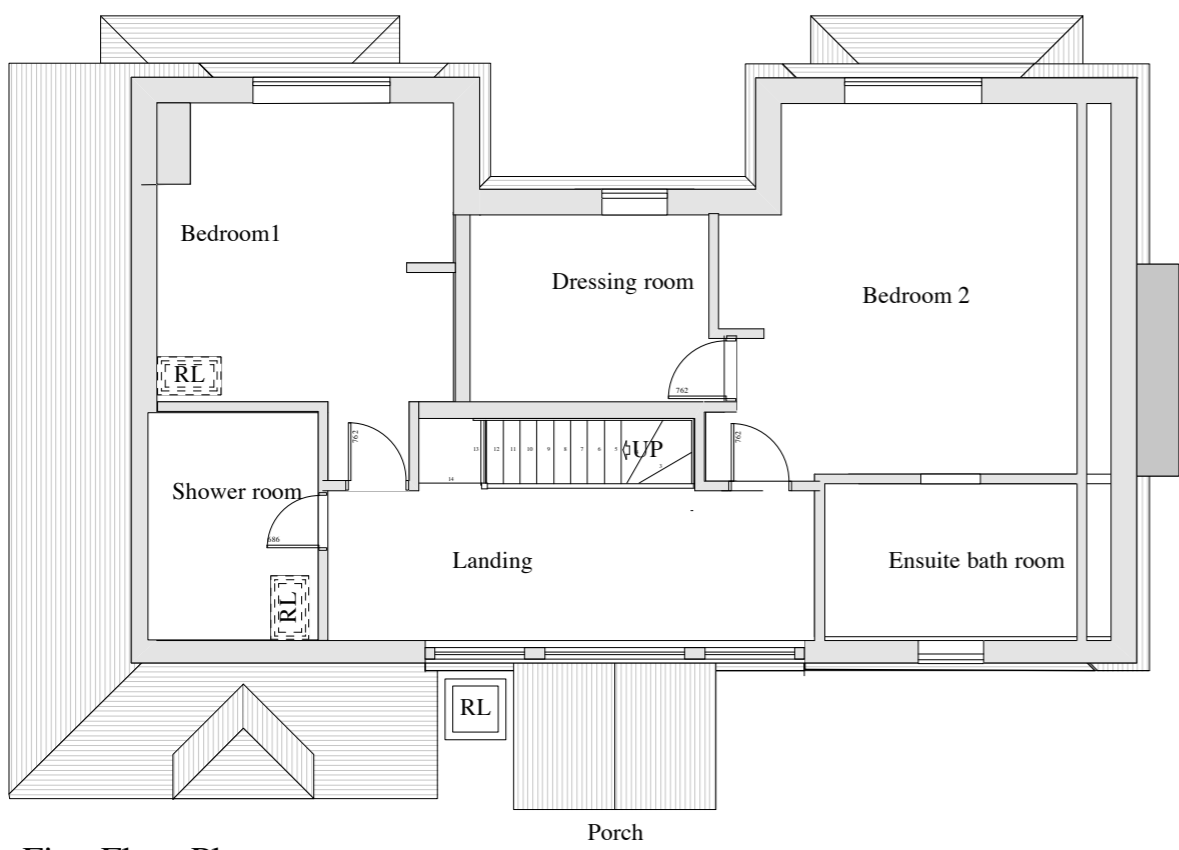
Date: **July 2017** Drawn : **SER** Scale(s): **1:200**



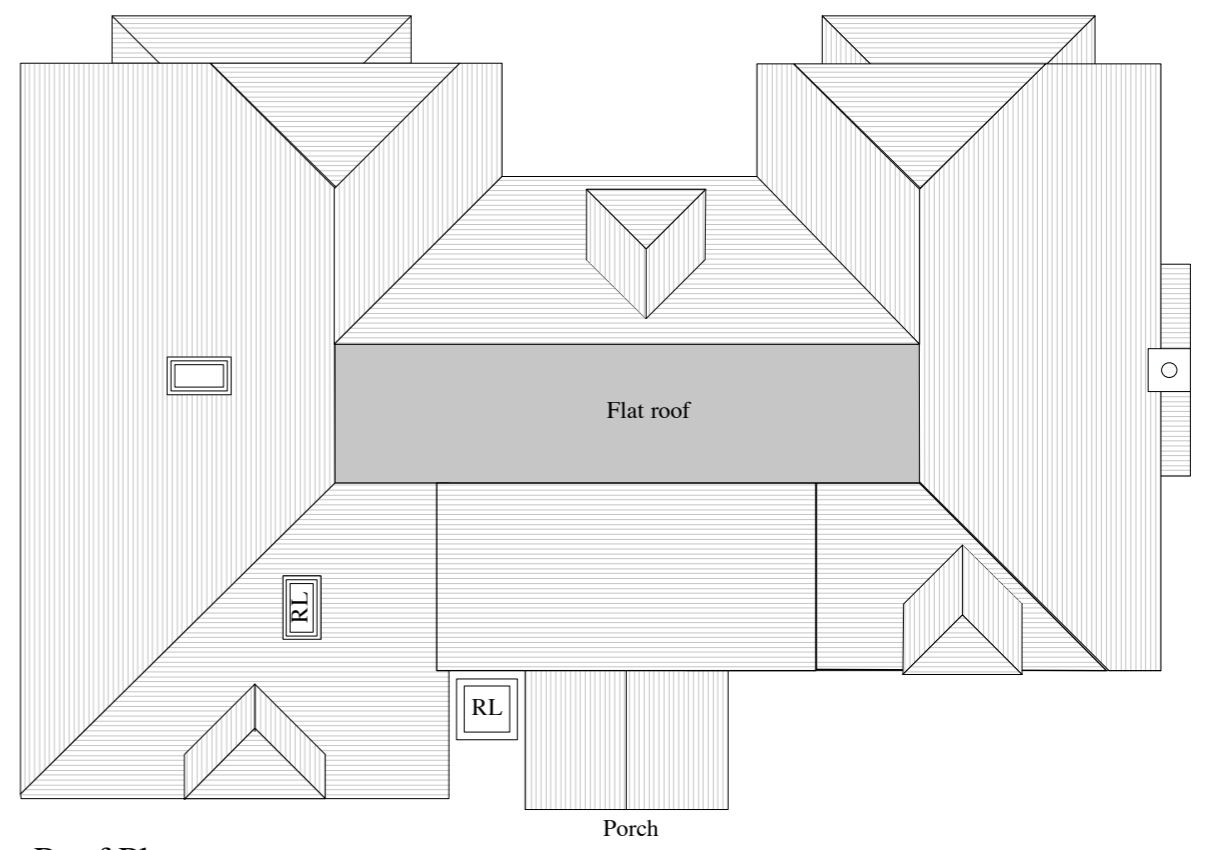
Basement Plan



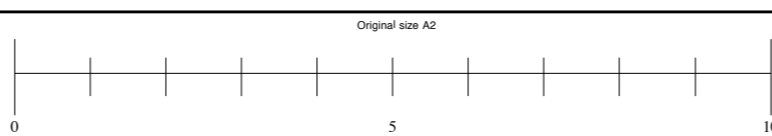
Ground Floor Plan



First Floor Plan

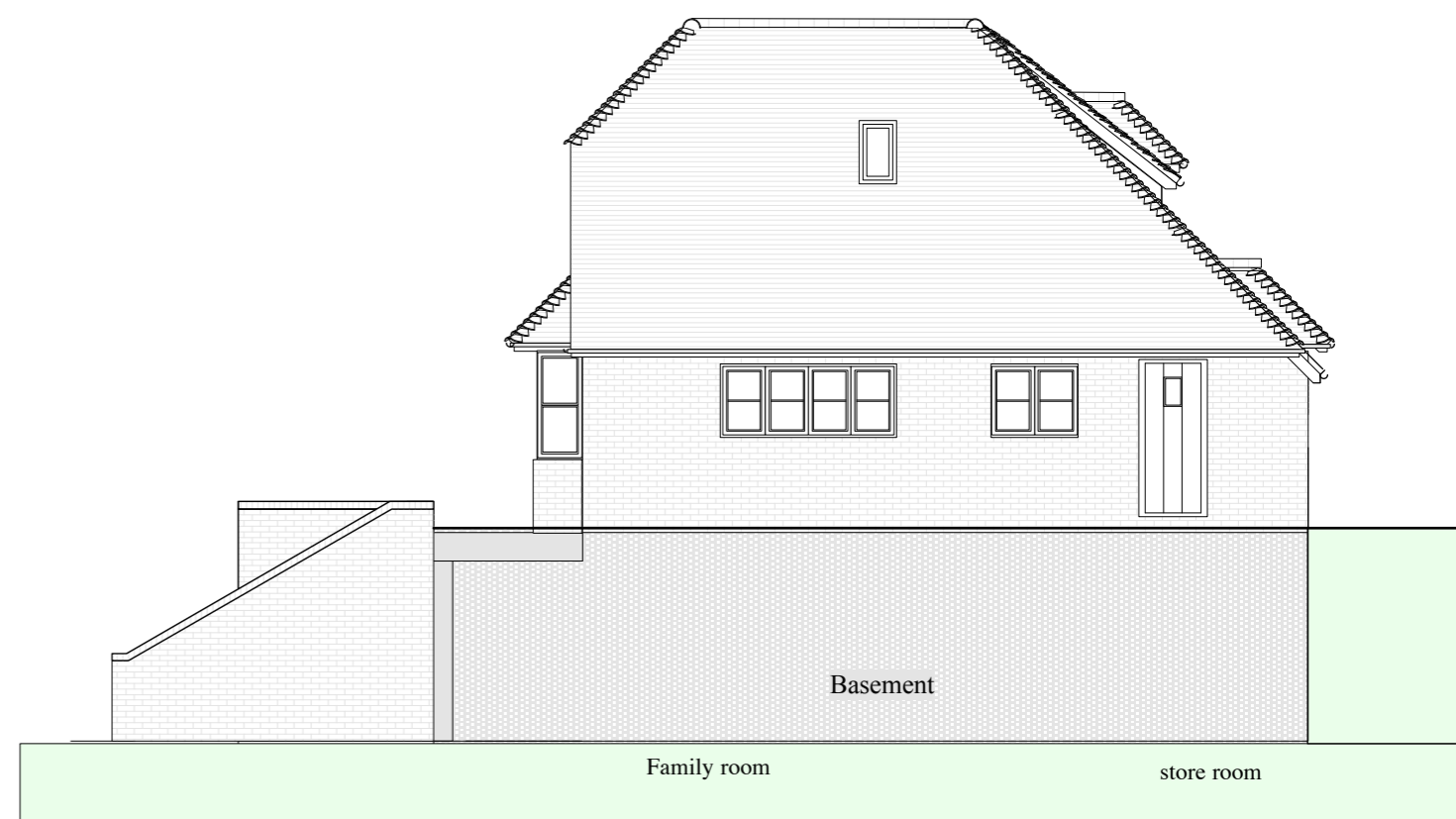


Roof Plan

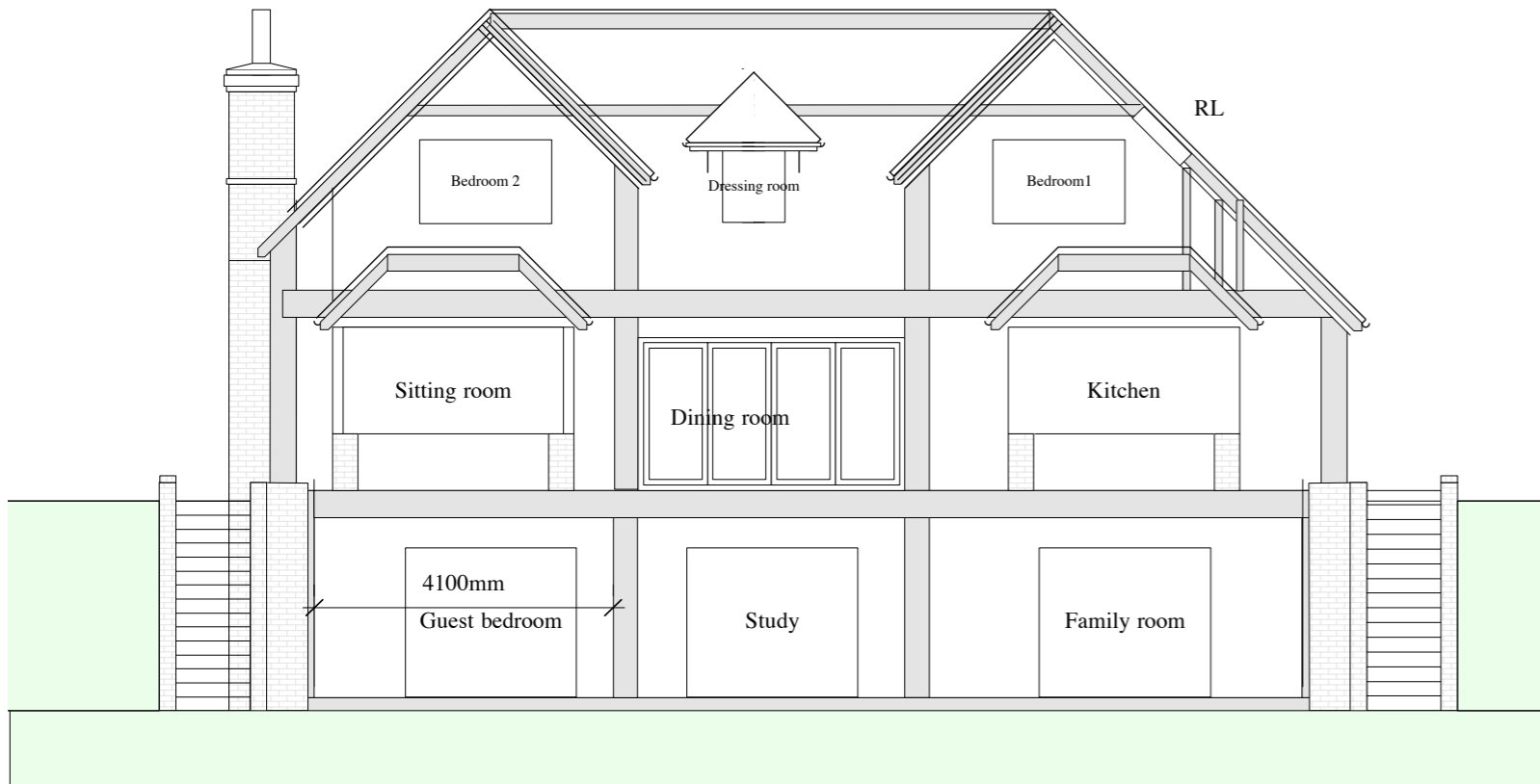




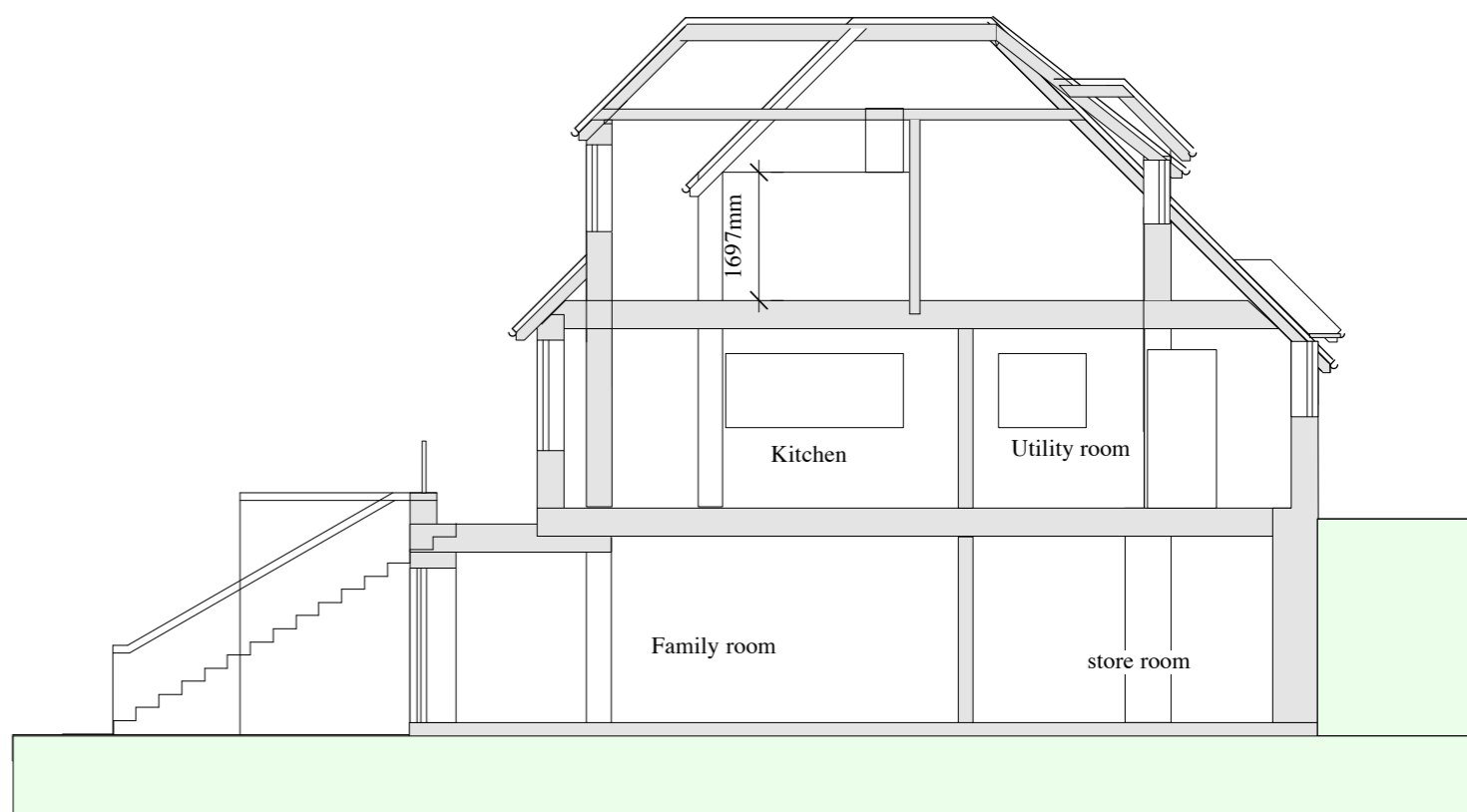
Rear Elevation West



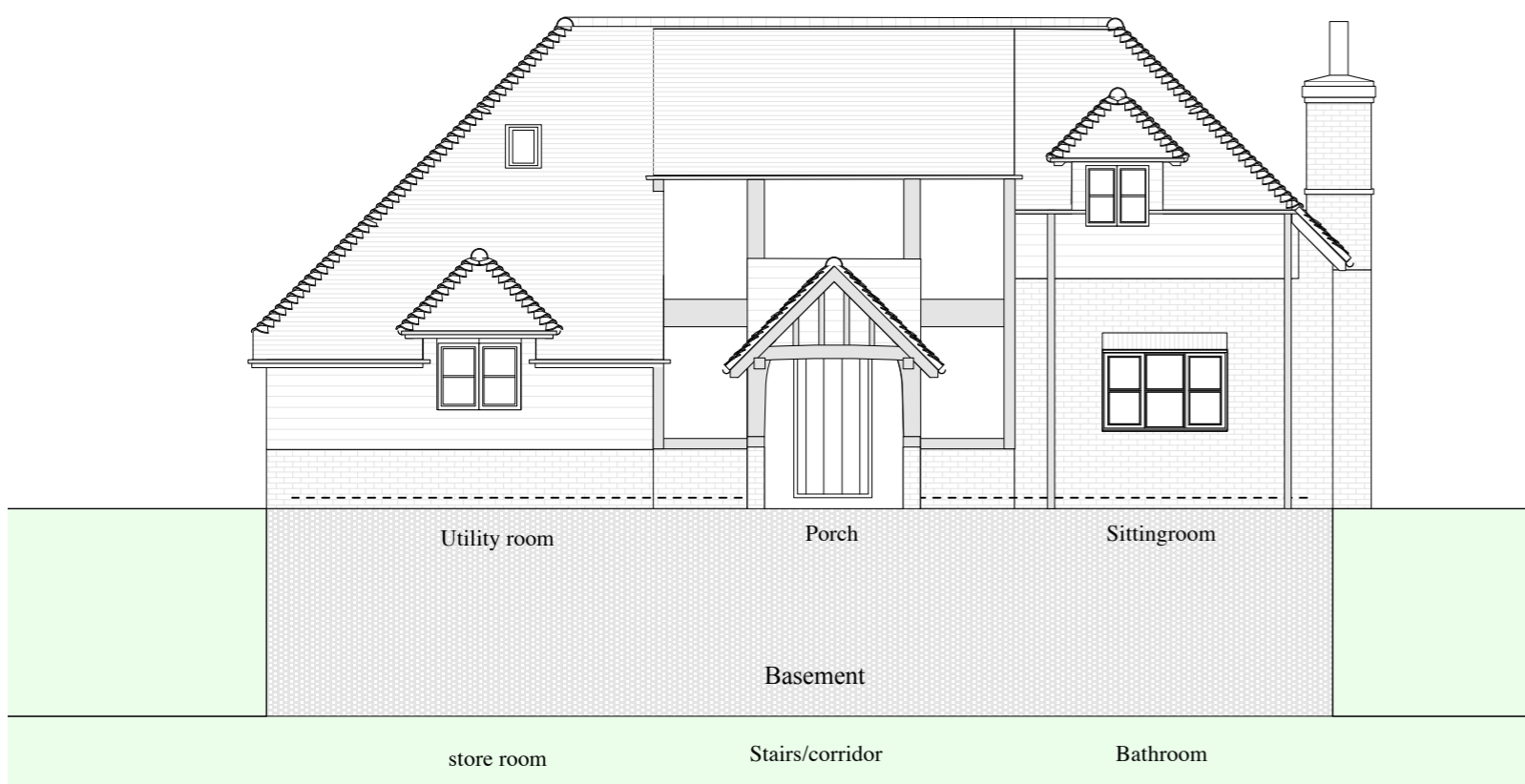
Side Elevation South



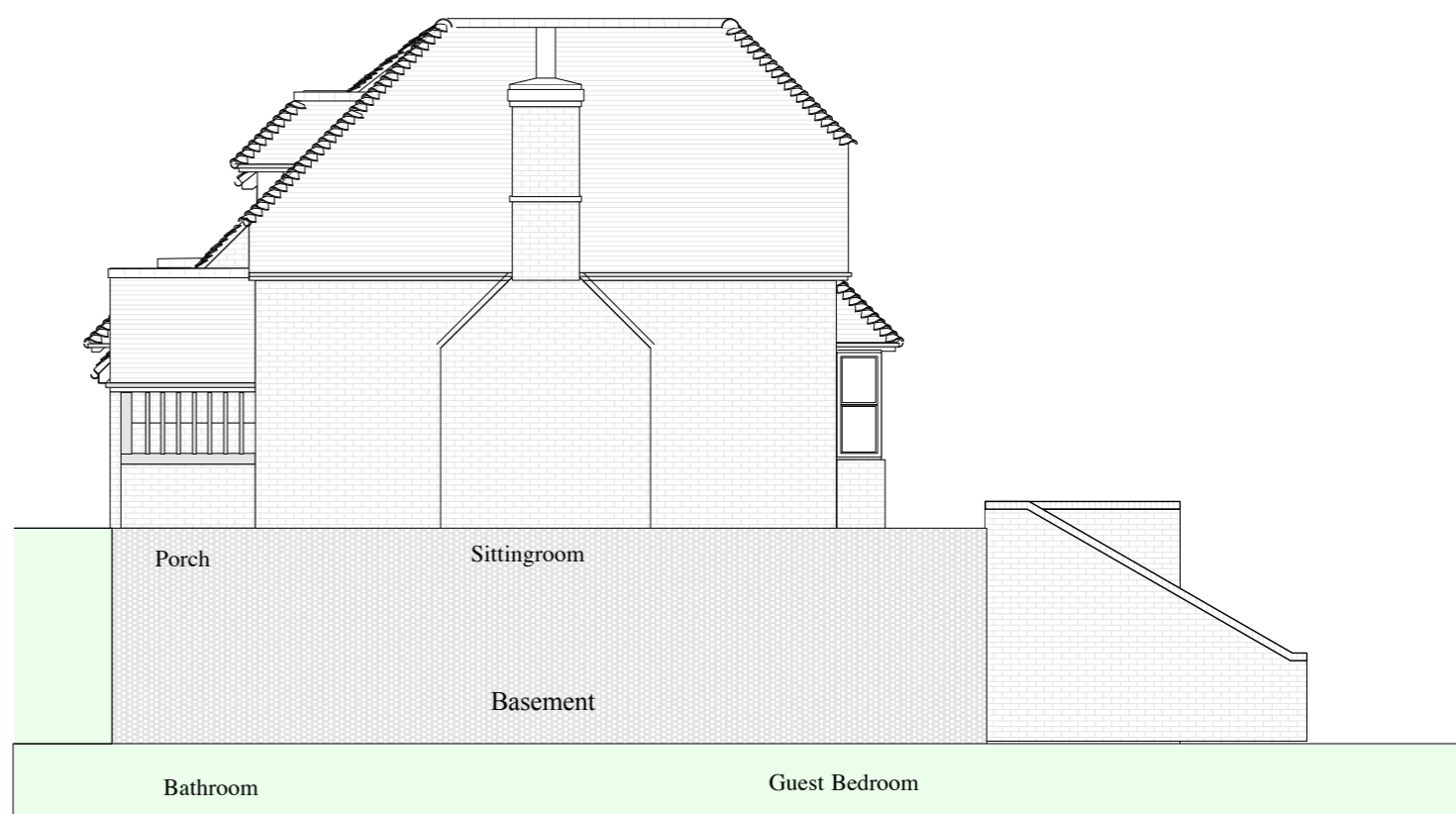
Long Section Looking East



Cross Section Looking North



Front Elevation East



Side Elevation North



Rear Elevation West



Side Elevation South



Front Elevation East



Front Side Elevation North East