



Mr Michael Gray
South Eastern Planning Services Ltd
67 Coleridge St
Hove
BN3 5AA

**Abbots Lea Littleworth Lane Partridge Green Horsham
Erection of a detached two storey dwelling with ancillary detached double garage and creation
of new vehicular crossover onto Littleworth Lane.**

Your application DC/20/0592 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,

Barbara Childs
Director of Place



Horsham
District
Council

Mr Michael Gray
South Eastern Planning Services Ltd
67 Coleridge St
Hove
BN3 5AA

Application Number: DC/20/0592

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)

TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Roger Lovell Lovell Bros Developments

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 a detached two storey dwelling with ancillary detached double garage and creation of new vehicular crossover onto Littleworth Lane.

Abbots Lea Littleworth Lane Partridge Green Horsham

to be carried out in accordance with Application No. DC/20/0592 submitted to the Council on 24/03/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 20/08/2020

1 **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 |
|---------------------------|-------------|----------------|---------------|
| Design & Access Statement | | NONE | 23.03.2020 |
| Elevation & Floor plan | | 2150/09 | 23.03.2020 |
| Elevation & Floor plan | | 2150/04C | 23.03.2020 |
| Site plan | | 2150/03C | 23.03.2020 |
| Location plan | | 2150/06C | 23.03.2020 |

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 commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority, in consultation with Local Members. 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).

4 **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, roofs and doors 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).

5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the measures to facilitate the provision of high speed broadband internet connections to the development have been submitted to and approved in writing by the local planning authority, details shall include a timetable and method of delivery for high speed broadband of each dwelling/unit. The delivery of high speed broadband infrastructure shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the parking, turning and access facilities have been implemented in accordance with the approved details as shown on plan 2150/05C and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the first floor windows to the northern (side) elevation have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

9 **Regulatory Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority, in consultation with Local Members. 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
- Ecological enhancement measures

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 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).

10 **Regulatory Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition:** No dwelling hereby permitted shall be occupied or used hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

12 **Regulatory Condition:** No part of the development shall be first occupied until the accesses and vehicle parking and turning spaces have been constructed in accordance with the approved plan. The access and parking and turning spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **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 and B 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 order to protect the privacy and amenity of the occupiers of the neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** No works for the implementation of the development hereby approved, including works of demolition, 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 the occupiers of the neighbouring residential properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

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

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 daniel.raymond@horsham.gov.uk or phone 01403 733144.

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>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/0592

Abbots Lea, Littleworth Lane, Partridge Green, Horsham, West Sussex, RH13 8JF

DESCRIPTION:

Erection of a detached two storey dwelling with ancillary detached double garage and creation of new vehicular crossover onto Littleworth Lane.

RELEVANT PLANNING HISTORY:

| | | |
|------------|---|--|
| DC/19/0908 | Demolition of existing dwelling, garage and stables and erection of 2.No detached two storey dwellings with detached garaging. Retention of existing access and crossover and creation of a new access and crossover onto Littleworth Lane. | Application Permitted on 21.02.2020 |
|------------|---|--|

SITE AND SURROUNDS:

The application site comprises a detached two-storey dwelling on land to the west of Littleworth Lane. The site is within Littleworth, an unclassified settlement formed by a cluster of residential development in a predominantly linear form either side of the highway. Littleworth is characterised by residential development of variable form, scale and design and a semi-rural character. The site is approximately 500 metres north of Partridge Green.

RELEVANT PLANNING POLICIES:

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 39 - Strategic Policy: Infrastructure Provision
- Policy 40 - Sustainable Transport
- Policy 41 - Parking

Local Plan Review - Issues and Options document (April 2018)

Neighbourhood Plan

West Grinstead Neighbourhood Plan is currently out to consultation in line with the Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). At present there is no Made plan.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: No Objection, recommend conditions.

OUTSIDE AGENCIES

WSCC Highways: No Objection. The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Southern Water: Comment. A formal application for connection to the public sewerage system is required in order to service this development. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Parish Comments:

West Grinstead Parish Council: *Object.* The new house and detached garage would be the same size as the properties consented under DC/19/0908, but on a significantly smaller plot and would represent overdevelopment. It would also be at odds with and unsympathetic to the existing property. If two houses must be on the site would prefer the applicant implements DC/19/0908, which does at least have the merit of 2 complementary and symmetrical houses and would sit much better on the plot

Representations:

5 representations were received, objecting to the proposal for the following reasons:-

- Overdevelopment, the proposed plot is too small;
- The house is out of character to the site and location;
- Loss of light to Abbots Lea;
- Impact on sewerage network.

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.

PLANNING ASSESSMENT

Principle

Planning permission was granted in February 2020 for demolition of the existing dwelling and for the erection of two detached dwellings on the resulting site (ref: DC/19/0908). As part of this application it was acknowledged that Littleworth is an unclassified settlement and therefore countryside for the

purposes of planning policy, with new open market dwellings in such locations contrary to Policies 3 and 26 of the HDPF.

It was though noted that the Local Plan Review – Issues and Options document (April 2018) proposes Littleworth becoming a secondary settlement, where a degree of infill may be supported to support rural communities. The suggested policy wording within the issue and options document suggests that planning permission will be granted for residential infilling within defined secondary settlements provided that the site is a small gap or plot within an otherwise built-up settlement form; is limited in scale to reflect the existing scale and character of the settlement function and form; and does not result in significant increase in activity including traffic movement on narrow and rural roads.

As part of the preceding application it was considered that while the local plan review was at an early stage the Issues and Options document had been consulted upon and sets out the thoughts and direction of the Council in terms of development in rural areas in the near future. It was also noted that the application site is surrounded by linear residential development, is not in an isolated location, and that earlier appeal decisions had found Littleworth to be in a sustainable location with a ‘rather good’ level of service provision readily accessible by foot (ref: DC/16/0984). These considerations remain applicable to the current application.

The existing planning permission on the site, for a net gain of one dwelling, has established the principle a further dwelling on this site as a departure from adopted Local Plan policy. This is a material consideration as part of this current application, which seeks to retain the existing dwelling and erect a new dwelling on the southern section of the curtilage. The proposed plot is considered to provide a reasonable opportunity for infill development of the manner and scale envisaged in the Issues and Options document, with the proposal not resulting in any further level of housing on the site than would have resulted from the existing planning permission.

It is therefore considered that while the proposal is contrary to the development plan in relation the principle of development is acceptable could be supported, subject to all other material considerations, due to the location set amongst an existing, albeit unclassified, settlement and given the presence of an existing planning permission for a dwelling on the site and the direction of travel set out in the Issues and Options document.

Character and appearance

Policies 25 and 26 of the HDPF seek to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats: development will be required to protect, conserve and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. Policies 32 and 33 of the HDPF stipulate that new development should be of a high standard of design and layout, with regard to natural and built surroundings, in terms of its scale, density, massing, siting, orientation, views, character, materials and space between buildings.

The proposed dwelling would reflect and supplement the generally linear pattern of development in Littleworth, where the majority of housing is along the roadside. The proposed design reflects that of the existing permission on the site, with the dwelling featuring a hipped roof with subservient front gables, reflecting similar features present in surrounding development. As with the existing permission, there is no objection to the detached garage which would not be an unduly prominent feature of the site.

In contrast to the existing planning permission the current proposal would retain the existing dwelling, with the siting of this retained building creating a narrower plot for the new dwelling with lesser separation between built forms (in comparison to the existing permission). It is not though considered that the separation provided between buildings would create a cramped or incongruous appearance. The eaves height of the existing and proposed buildings would be comparable, and while the roof form of the new dwelling would be appreciably higher this variation in building scale, form and design would not be inconsistent with Littleworth Lane, where although some characteristics are shared the overall design, siting and spacing of properties does vary appreciably. As such while the development would

be highly visible in views it is considered the resulting appearance would not be incongruous or out of keeping with the prevailing character or appearance of the settlement.

The submitted plans indicate the retention of the existing hedgerow to the front boundary, except where a new access point is proposed, and there is potential for new planting to reinforce this boundary. Within the wider site there is no significant planting which would be adversely impacted by the development, with a landscaping condition recommended to require details of hard surfacing, boundary treatments and additional planting.

It is therefore considered that the proposed development, and the provision of one additional unit of housing, would not be harmful to the character or appearance of the area, and accords with the above policies.

Impact on amenity

Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The siting of the proposed dwelling would reflect the front and rear building lines of the existing adjoining property to the north, with the key east and Westley aspect to this property unaffected: appreciable separation from shared side boundaries with other adjoining properties would be retained. The resulting relationship between buildings is considered sufficient to ensure no unacceptable harm to neighbouring amenity. The introduction of an additional residential unit in an established residential location would not be expected to create potential for harmful levels of noise or disturbance, and the proposal would not result in a significant increase in the level of activity within Littleworth.

Highway impacts

Policy 40 of the HDPF recognises the need for sustainable transport and safe access is vital to improve development across the district. Policy 41 of the HDPF stipulates that development must provide adequate parking and facilities to meet the needs of anticipated users.

The development would create a new access point for the southern dwelling. As with the existing permission, it is considered that the proposed access would benefit from sufficient visibility in both directions for a road of this speed. The development would provide 3 parking spaces for each dwelling, with space outside for additional spaces. This level of provision meets the required standards with the garages meeting the required minimum internal dimensions. It is therefore considered that the proposal has sufficient parking allocation to meet the demand and that the proposal would not result in any displaced vehicles to surrounding streets. The proposed layout would provide on-site manoeuvring space which would allow vehicles to exit onto Littleworth Lane in a forward gear.

There is sufficient space within the site for the storage of cycles and no further details are considered necessary in this regard.

Other considerations

A number of conditions have been recommended by Environmental Health relating to contamination and demolition works. The site is though an established residential dwelling with no evidence of issues relating to contamination. It would not therefore be reasonable or necessary to require further assessment and the proposal would not increase any risk to future occupants of the development. Similarly the submitted plans do not indicate any material being imported on to the site and no conditions in this regard are considered necessary. In respect of construction the works involved would not be particularly long-term or extensive and given the size of the site any impacts should not spill onto adjoining land or highways. A condition is recommended to provide control over construction and demolition hours, and this approach is considered sufficient to protect neighbouring amenity.

It is noted that a number of representations have raised concerns relating to the impact of the development on sewerage infrastructure. Southern Water has not though advised of any capacity

issues in this locality, with any connection to the foul sewer requiring their agreement. A condition is however recommended to secure details of the proposed connection for foul water disposal, as well as surface water, and this approach is considered sufficient to ensure no adverse impact on infrastructure or flooding.

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 | 312 | 0 | 312 |
| | Total Gain | | 312 |
| | Total Demolition | | 0 |

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:

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 commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority, in consultation with Local Members. 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).

4 **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, roofs and doors 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).

5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings

hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the measures to facilitate the provision of high speed broadband internet connections to the development have been submitted to and approved in writing by the local planning authority, details shall include a timetable and method of delivery for high speed broadband of each dwelling/unit. The delivery of high speed broadband infrastructure shall be implemented in accordance with the approved details.

Reason: As this matter is fundamental to ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the parking, turning and access facilities have been implemented in accordance with the approved details as shown on plan 2150/05C and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

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

9 **Regulatory Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority, in consultation with Local Members. 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
- Ecological enhancement measures

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 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).

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Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. 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).

12 **Regulatory Condition:** No part of the development shall be first occupied until the accesses and vehicle parking and turning spaces have been constructed in accordance with the approved plan. The access and parking and turning spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **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 and B 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 order to protect the privacy and amenity of the occupiers of the neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** No works for the implementation of the development hereby approved, including works of demolition, 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 the occupiers of the neighbouring residential properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

Plans list for: DC/20/0592

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

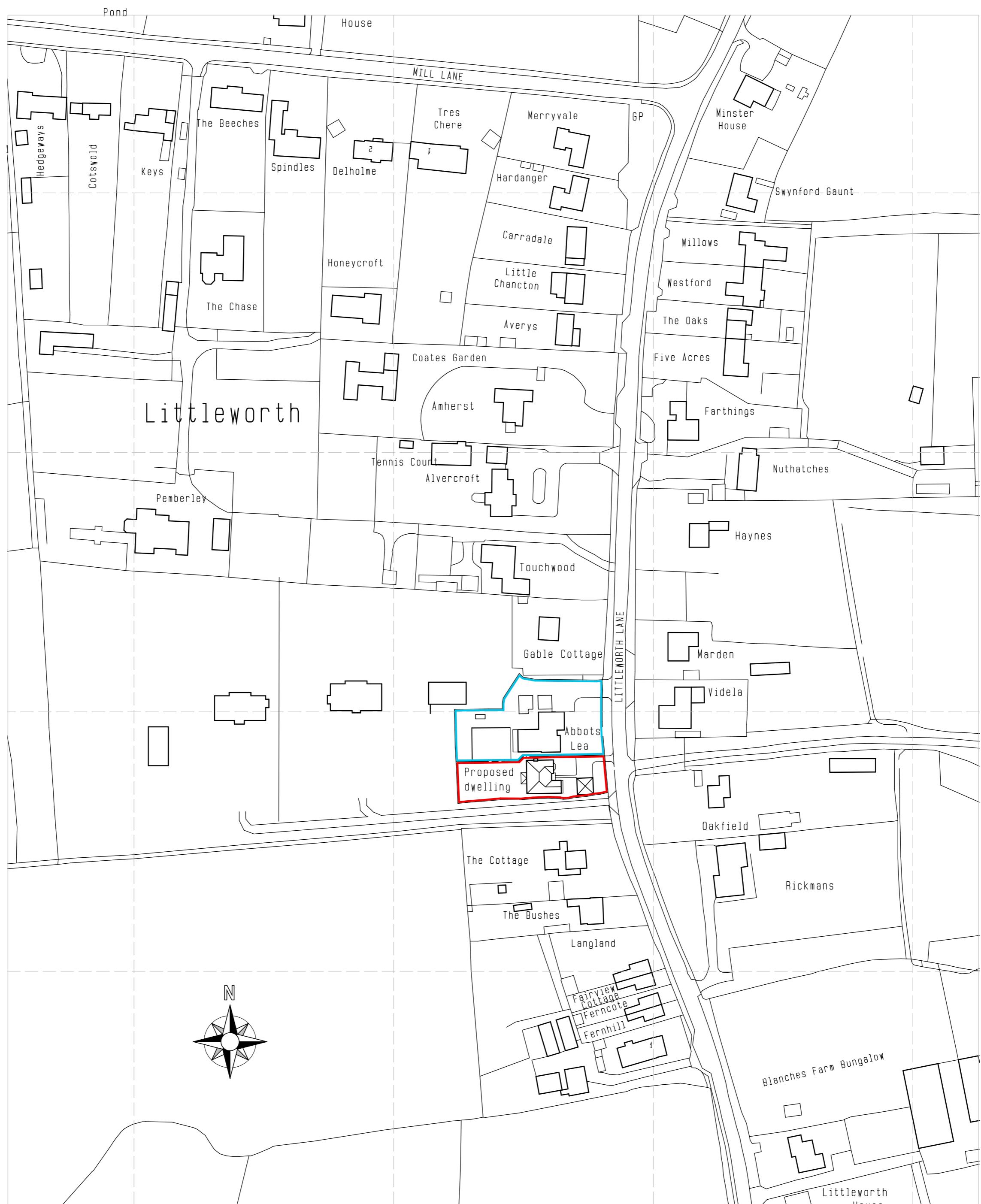
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---------------------------|-------------|----------------|---------------|
| Design & Access Statement | | NONE | 23.03.2020 |
| Elevation & Floor plan | | 2150/09 | 23.03.2020 |
| Elevation & Floor plan | | 2150/04C | 23.03.2020 |
| Site plan | | 2150/03C | 23.03.2020 |
| Location plan | | 2150/06C | 23.03.2020 |

DELEGATED

Case Officer sign/initial Oguzhan Denizer Date: 14.08.2020

Authorising Officer sign/initial Guy Everest Date: 19.08.2020



Crown copyright 2019 Ordnance Survey 100053143

0 50m 100m
1:1250 SCALE BAR

SCALE. 1:1250 @ A2

Revision C. Existing dwelling retained
Revision A. Garages detached

March 2020
July 2019

ABBOTS LEE. LITTLEWORTH LANE, LITTLEWORTH, WEST SUSSEX, RH13 8JF

LOCATION PLAN

DRAWING No. 2150/06C