DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1838
Collyers , The Street, Slinfold, West Sussex, RH13 0RR

DESCRIPTION:
Variation of condition 3 of previously approved application reference DC/22/0902 (Demolition of existing garage and erection of a detached single storey annexe building with home office, dog wash area and log store) in relation to water neutrality mitigations.

RELEVANT PLANNING HISTORY:

DC/22/0902	Demolition of existing garage and erection of a detached single storey annexe building with home office, dog wash area and log store.	Application Permitted on 16.09.2022

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

Slinfold Neighbourhood Plan 204-2031

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment

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:
Natural England: Comment that they are not able to provide specific advice on this application and therefore has no comment to make on its details.

Parish Comments:
No objection.

Representations:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:
This application seeks planning permission for the variation of condition 3 of previously approved application reference DC/22/0902 for demolition of existing garage and erection of a detached single storey annexe building with home office, dog wash area and log store. The variation would revise the previously approved water mitigation.

The original water neutrality strategy was divided into 2 parts, the new annexe has been fitted with eco taps etc. in accordance with the original permission, with the proposed variation relating to the main dwelling. The original water strategy, as secured through condition 3, proposed replacement (lower flow) taps with the revised scheme entailing the installation of flow restricting cartridges.

The submitted strategy indicates an existing baseline water demand of 416.17 l/d. The proposed development would comprise a water demand on 112.46 l/d. Through the use of the identified efficiencies, including the flow restrictions, the total resulting proposed water demand would be 382.77 l/d, below the existing baseline and therefore achieving water neutrality.

An Appropriate Assessment has been undertaken, where subject to these mitigation measures being carried out, it has been concluded that the development, an the variation of condition 3, would avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC & Ramsar site from the development either alone or in combination with other plans and projects. These measures would be embedded within the development and would be secured by condition as part of the subsequent planning permission.

The variation of condition 3 does not raise any other material considerations beyond those identified as part of the original planning permission, with the development exempt from the requirement to achieve a minimum 10% BNG by reason of the original planning permission to which this section 73 planning application relates was made or granted before 2nd April (under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 Not used.

3 **Regulatory Condition**: Within 3 months of the date of this approval full details of the water efficiency measures required by the approved Water Neutrality Statement (Rev B) shall have been submitted to the Local Planning Authority for its apprvoal in writing.

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).

4 **Pre-Occupation Condition**: The annexe accommodation 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 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.

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).

5 **Regulatory Condition**: The development hereby permitted shall be occupied for purposes ancillary to the occupation and enjoyment of Collyers, The Street, Slinfold, Horsham as a dwelling, and shall not be used as a separate unit of residential accommodation.

Reason: The site is within an area where the Local Planning Authority consider that the sub-division of existing properties should not be permitted in the interests of amenity, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **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).

7 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys and eaves shall be built to reflect traditional detailing including exposed rafter feet, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The new windows hereby permitted shall have timber casements flush fitted with their frames.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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/24/1838

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

Plan Type	Description	Drawing Number	Received Date
Floor plan	Existing House Plans	D931/20	23.06.2022
Floor plan	Proposed House Plans	D931/21	23.06.2022
Supporting Statement	Water Neutrality Statement	Rev B	22.01.2025
Location plan	Location Plan	D931/01B	25.05.2022
Block plan	Block Plan	D931/02A	10.05.2022
Elevation & Floor plan	Existing Garage	D931/03B	10.05.2022
Floor plan	Proposed Plans	D931/04D	10.05.2022
Elevation plan	Proposed	D931/05F	13.07.2022

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 17.02.2025

Authorising Officer sign/initial Guy Everest Date: 19.02.2025