Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0196
Ash Copse House , Park Road, Faygate, West Sussex, RH12 4SG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/23/2041

RELEVANT PLANNING HISTORY:

DC/23/2041	Change of use from a residential log cabin to home based childcare (Retrospective).	Application Permitted on 01.05.2024

PLANNING ASSESSMENT
Planning Application DC/23/2041 was granted consent on 01.05.2024. This permission was for the following:

Change of use from a residential log cabin to home based childcare (Retrospective).

Consent is sought to discharge the details reserved by condition 3: -

Pre-Occupation Condition: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (H2O geo 05 February 2024). Within three months of the date of this decision, evidence shall be 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).

This condition requires the submission of the following information:

1. the specification of fittings and appliances used,
2. evidence of their installation, and
3. completion of the as built Part G water calculator or equivalent.

Initially the application did not contain sufficient detail with additional information subsequently submitted as part of the application process.

The mitigation proposed in the approved water neutrality strategy included the replacement of kitchen tap. downstairs WC, shower and wash hand basin tap. A photolog has been provided that shows the new installed fixtures and fittings. Appendix 1 includes the specification of the fixtures and fittings which is in line with the part G calculator that shows that water neutrality can be achieved. The applicant has now provided sufficient evidence satisfy the requirements of the condition.

Recommendation: Application Permitted

Plans list for: DISC/24/0196
(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
Supporting Docs	bathroom tap spec		30.07.2024
Supporting Docs	bathroom tap spec		30.07.2024
Supporting Docs	ground floor wc		30.07.2024
Supporting Docs	kitchen tap spec		30.07.2024
Supporting Docs	shower fitting spec		30.07.2024
Supporting Docs	H2Ogeo Reference: 20231026P1		17.10.2024

DELEGATED

Authorising Officer sign/initial Guy Everest Date: 22.01.2025