PLANNING COMMITTEE REPORT

TO:	Planning Committee North
BY:	Head of Development and Building Control
DATE:	05 March 2024
DEVELOPMENT:	Variation of Conditions 1,8,9,10, and 13 of previously approved application DC/22/2048 (Variation of condition 1 of previously approved application reference DC/22/1571 (Variation of condition 1 of previously approved application DC/22/0085 (Variation of Condition 1 (plans) and Removal of Condition 4 (finished floor levels), 5 (materials), 6 (water use), and 7 (landscaping) of previously approved application DC/19/1229 (Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing) to allow for design alterations to Unit 2) to allow for the phasing of the overall scheme) to allow for minor design changes to Unit 1.) Variation sought in respect of air source heat pump, drainage details, finished floor levels, engineering layout, and arboricultural details including tree protection plan.
SITE:	Boreham House, Church Street Rudgwick West Sussex RH12 3EF
WARD:	Rudgwick
APPLICATION:	DC/23/2142
APPLICANT:	**Name:** Mr and Mrs Phil and Catherine Holcombe **Address:** No.5 61 Wilbury Road Hove East Sussex BN3 3PB

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

By request of Rudgwick Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

Contact Officer: Robert Hermitage **Tel: 01403 215382**

1.1 The application entails a Section 73 submission to vary conditions attached to an existing planning permission on the site, ref: DC/22/2048. The conditions which are proposed to be varied are, condition 1 (plans), 8 (details of the air source heat pump), 9 (foul/surface water drainage), 10 (finished floor levels) and 13 (arboricultural details). The nature of the variations sought are detailed in Section 6.

DESCRIPTION OF THE SITE

1.2 The application site comprises a large, detached dwelling known as Boreham House that is located within the built-up area boundary of Rudgwick. The site is located adjacent to the Rudgwick Conservation Area and lies close to a new residential/commercial development site at Windacres. There are a number of Grade II Listed Buildings close to the site, with 'Kings' being the closest set opposite the application site, with Southdown and Eames House being further north, and The Cottage further south along Church Street. There is a drop across the site of around 4m with the eastern boundary being higher. A large protected Oak Tree is located to the northern boundary with the neighbouring property of Everley.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

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

2.2 **National Planning Policy Framework**

2.3 **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 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
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
Policy 42 - Strategic Policy: Inclusive Communities
Policy 41 - Community Facilities, Leisure and Recreation

2.4 **Rudgwick Neighbourhood Development Plan (NPD 2021)**
RNP1 – Spatial Strategy
RNP6 – Materials
RNP7 – Architectural Style
RNP8 – Development Height

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/2048	Variation of condition 1 of previously approved application reference DC/22/1571 (Variation of condition 1 of previously approved application DC/22/0085 (Variation of Condition 1 (plans) and Removal of Condition 4 (finished floor levels), 5 (materials), 6 (water use), and 7 (landscaping) of previously approved application DC/19/1229 (Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing) to allow for design alterations to Unit 2) to allow for the phasing of the overall scheme) to allow for minor design changes to Unit 1.	Application Permitted on 14.02.2023
DC/22/1571	Variation of condition 1 of previously approved application DC/22/0085 (Variation of Condition 1 (plans) and Removal of Condition 4 (finished floor levels), 5 (materials), 6 (water use), and 7 (landscaping) of previously approved application DC/19/1229 (Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing) to allow for design alterations to Unit 2) to allow for the phasing of the overall scheme.	Application Permitted on 12.10.2022
DC/22/0085	Variation of Condition 1 (plans) and Removal of Condition 4 (finished floor levels), 5 (materials), 6 (water use), and 7 (landscaping) of previously approved application DC/19/1229 (Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing) to allow for design alterations to Unit 2.	Application Permitted on 15.07.2022
DC/19/1229	Erection of 2.No two storey detached dwellings with associated parking and garage, landscaping and creation of hard standing	Application Permitted on 08.11.2019

3. OUTCOME OF CONSULTATIONS

3.1 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

INTERNAL CONSULTATIONS

3.2 **HDC Landscape Architect**: No Objection

3.3 Initial concerns raised with regards to the limited spacing between the site boundary and the footprint of Unit 2 in relation to the mature tree line on the northern site boundary. To safeguard the retention and longevity of the existing trees, the repositioning of the footprint, garage and air source heat pump (ASHP) for Unit 02 is recommended. Revisions received UPDATE- the submitted changes address our main concerns regarding the retention of the mature treeline on the northern boundary and is sufficient to withdraw our holding objection,

recognising the extant permission. Notwithstanding, please note reservation still remains with regards to the securing the longevity of the corridor, as the relationship between T13 and Unit 02 may still cause issues in the future.

3.4 **HDC Environmental Health**: No Objection

3.5 **HDC Arboricultural Officer**: Holding objection to the way the service runs within the RPA T11 are proposed to be instated; modification required.

3.6 Further to my previous comments on this proposal dated 15/01/2024. Some changes have been made to development proposals at the site.

3.7 One fundamental change is the proposed retention of T13. To achieve this the footprint for unit 2 has been altered, and the dwelling is now shown to be located further to the south. This has resulted in a slight improvement in terms of the tree to build relationship in this area, but this is far from perfect, and concerns are still raised with the longer-term sustainability of the tree to build relationship; despite this, it is acknowledged that the current position of unit two is an improvement on that of the existing location of the permitted unit in this area.

3.8 Retaining T13 does result in the footprint of unit 2 being partly located within the RPA of T13; under the BS, development within the RPA of a retained tree is undesirable. Where this is unavoidable, the total amount of incursion should not exceed 20% of the tree's total RPA for the case of T13. The extent of the incursion is 4.6%, and an additional 1.3% for the proposed services located between the garage and the section of the foundations for unit 2; this amount of incursion is acceptable under the guidance set out in the BS.

3.9 As highlighted in my previous comments, the garage for unit 2 falls with the RPA of trees T29 and T13. The extent of the incursion is 9.1% and 9.6%, respectively. The garage is proposed to be founded to the ground using small diameter piles with a slightly raised fool slab raised up to the north, allowing an air gap beneath the floor slab; This aspect of the proposal is acceptable under the BS.

3.10 It is positive to see that where the access to the site passes through the RPA of T11, the extent of the existing hard surfacing has been amended, and the new driveway is shown to be a more favourable location with the distance between the base of T11 and the edge of the drive has been increased.

3.11 However, I still have concerns about how the work to install the service runs within the RPA of T11. This aspect of the development is currently proposed to be undertaken using an open trench technique. Considering the constraint posed by the adjacent highway on root development, it would suggest that the bulk of T11's roots would be sited within the site and where the open trench excavations are proposed. Regardless of how much care is taken, the action of digging an open trench through the RPA of T11 will result in some degree of root severance that, over time, will likely be detrimental to the overall condition of the tree. I am still struggling to see the justification for installing the services within the RPA of T11 in this way due to the undeveloped nature of the site. If the services must be sited in this area a trenchless method of installing them should be considered, or an alternative location for the service runs should be sort.

3.12 Additionally, as mentioned previously, the justification for placing the driveway for unit two within the RPA of T12 appears to be very low. This is, for the most part, due to the underdeveloped nature of the site and because the existing driveway for the main dwelling at the site is not currently located with the RPA. The existing driveway could likely be modified in a way that it can service Unit 2, and the existing dwelling at the site. At the same time, it is acknowledged that how the new drive is proposed to be built in this area is an acceptable method of construction with the RPA, the total extent of the driveway incursion in the RPA is 11%; this amount of incursion is acceptable under the guidance set out the BS.

3.13 Conditions recommended if the Officer is minded to approve.

PUBLIC CONSULTATIONS

3.14 22 letters of representation received from 13 separate addresses objecting to the proposal on the following grounds:

- Loss of trees detrimental to character of the village
- Adverse ecological impact
- Unclear who SUDs will be maintained by
- Permission should revert back to 2019 approval
- Increased flooding in area

3.15 **Rudgwick Parish Council** objects to the proposal:

- Whilst accepting that [retaining T13 and re-locating unit 2 2m south] reduces the impact on the RPA the Council shares the remaining concerns of the HDC Tree Officer and HDC Landscape Officer regarding the long-term viability of the trees
- The Council considers that the core problem with the width of unit 2, having been increased by over 40% when re-designed in 2022 from the originally approved 2019 design
- Since the 2022 permission is not declared feasible by the applicant (the foundations unit 2) it is considered that the best course of action is to revert to the only extant, deliverable planning permission DC/19/1229.
- Therefore RPC maintains its objection and still wishes to call into committee if the officer is minded to recommend the application for approval.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS AND EQUALITY

4.1 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.

4.2 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.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 Section 73 consent is sought to vary condition 1 (plans), 8 (details of the air source heat pump), 9 (foul/surface water drainage), 10 (finished floor levels) and 13 (arboricultural details) attached to planning consent DC/22/2048.

Variation of Condition 1 (plans)

6.2 The proposal seeks to vary the substantive plans list associated with the development to incorporate the proceeding amendments to conditions 8, 9, 10 and 13 as detailed below.

Variation of Condition 8 (air source heat pump)

6.3 Condition 8 attached to the consent DC/22/2048 reads:

Pre-Occupation Condition*: Prior to the first occupation of either dwelling, an enclosure to the air source heat pump serving each dwelling shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The enclosure shall thereafter be properly maintained for as long as the use hereby permitted continues.*

Reason: In the interests of the amenities of Wisteria Cottage and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6.4 The submission includes details of the proposed air source heat pump enclosure to each dwelling. Following consultation with the Council's Environmental Health Officers, the submitted detail relating to the enclosure was considered satisfactory pursuant to condition 8, which would mitigate any potential acoustic impact to the neighbouring dwelling. Accordingly, Officers propose that the wording of the condition is amended to read:

Regulatory Condition*: The enclosure to the air source heat pump serving each dwelling shall be installed in accordance with the approved details shown on plan D1885.15B (received 13.02.2024). The enclosure shall thereafter be properly maintained for as long as the use hereby permitted continues.*

Reason: In the interests of the amenities of Wisteria Cottage and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Variation of Condition 9 (foul and surface water drainage)

6.5 Condition 9 attached to the consent DC/22/2048 reads:

Regulatory Condition*: The means of foul and surface water drainage shall be undertaken in strict accordance with the approved detail under application DISC/21/0304, unless otherwise agreed to and approved in writing by the Local Planning Authority.*

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).

6.6 The proposed amendment to the drainage system remains largely as approved under DISC/21/0304, save for alterations towards the entrance / west of the site pertaining to the relocation of the attenuation tank beneath tree T9 and T10 (Horse Chestnut and Field Maple) towards plot 1 and additional channelling to the rear of plot 2. The foul and surface water drainage would discharge into the existing network located outside of the site via the same connection as previously approved. Officers therefore recommend that the condition is varied to reflect the updated detail:

***Regulatory Condition**: The means of foul and surface water drainage shall be undertaken in strict accordance with the approved plan D2022-003 Rev L (received 13.02.2024), unless otherwise agreed to and approved in writing by the Local Planning Authority.*

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).

Variation of Condition 10 (finished floor levels)

6.7 Condition 10 attached to the consent DC/22/2048 reads:

***Regulatory Condition**: The finished floor levels of the dwellings hereby permitted shall be undertaken strictly in accordance with plan D2022-00 REV D (received by the Council on 01.11.2022).*

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).

6.8 Plan D2022-002 (rev I) includes revised land levels, relating to:

- Garden shed to the rear of plot 1 dropping from 10.15m to 9.7m
- Garage serving plot 2 increasing from 9.65m to 10.1m
- Plot 2 increasing from 9.92m to 10.2m
- The gradient of the access would vary from the approved 1:11-1:23 to 1:10:21 with a slight increase to the finished level of the surfacing owing to the use of the permeable surfacing (ranging between 0.01m to 0.1m on the crest of the slope).

6.9 The proposed finished land levels are considered no more harmful than approved under DC/22/2048 in terms of its impact on character and appearance and on neighbouring amenities, especially when considering the mature and established tree planting to the northern boundary which would be retained. Officers therefore recommend that the condition is varied to reflect the updated detail:

***Regulatory Condition**: The finished floor levels of the dwellings hereby permitted shall be undertaken strictly in accordance with plan D2022-002 REV I (received by the Council on 13.02.2024).*

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).

Variation of Condition 13 (arboricultural details)

6.10 Condition 13 attached to consent DC/22/2048 reads:

***Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Report Impact Assessment and Method Statement dated 12.06.2019 (received by the Council on 14.06.2019 under application DC/19/1229), in addition to plans 2.01 B (received 20.01.2022), 21495 002 (received 08.04.2022), and SK-01 (received 01.06.2022).*

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).

6.11 The approved scheme incorporated specialist foundations to the northern side of plot 2 and its associated garage owing to the location of the development within the Root Protection Area (RPA) of T13. Initially the proposal sought the removal of T13 as specialist foundations approved under DC/22/0085 are not economically viable for the development. Following consultation with the Council's Arboricultural Officer and Landscape Architect, it was considered desirable to retain the tree given its local value – parish and neighbouring comments are reflective of this.

6.12 The tree is now proposed to be retained- plot 2 has been relocated 2m south of its approved position, now located some 6.3m from the trunk of the tree (previously approved 4.3m) and the garage would be sited on screw pile foundations. The revised arboricultral report details that this would result in a 4.6% incursion within the RPA of T13 (including an additional 1.3% for the services). The Council's Arboricultural Officer has advised that '*under the* [British Standard]*, development within the RPA of a retained tree is undesirable. Where this is unavoidable, the total amount of incursion should not exceed 20% of the tree's total RPA*'. This is considered to be within tolerance of the BS, and therefore acceptable in arboricultural terms. The neighbouring and Parish concerns regarding the loss of the tree have been observed- the proposed revision to the scheme, as detailed above, ensures that the tree is retained given its local amenity value, and that appropriate measures have been included to ensure the health of the tree is maintained.

6.13 Concerns have been maintained relating to potential impact to T11 (oak) owing to the location of the services, and the driveway serving T12. Whilst the concerns are noted, the proposal offers no more of a harmful layout than that previously approved by the Council. Though Officers accept that the development may result in some harm to the rooting system serving the trees, the proposed layout would offer an improvement to the ground conditions by comparison to the approved extant permission that could be carried out in the alternate to this proposal.

6.14 It is further noted that the Arboricultural Impact Assessment (AIA) submitted with DC/19/1229 is no longer relevant to the proposal, as the report relates to the development as initially proposed for three dwellings. Therefore, enforcing against the AIA would not be possible given its irrelevance to the scheme. Furthermore, the trees on the site were incorrectly plotted by the previous Arboricultural Consultant. The submitted plans correcting the location of these trees, combined with the correct description of the development within the AIA, would thus result in a more accurate presentation of the proposal.

6.15 Given the specialist foundations serving the dwelling (as approved under DC/22/0085) are no longer required, and the previous inaccuracies with the arboricultural details as recorded by condition 13, Officers therefore recommend that the condition is amended to read:

Regulatory Condition*: All relevant works shall be executed in full accordance with the submitted Arboricultural Report Impact Assessment and Method Statement (received 13.02.2024).*

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).

Other Matters

6.16 As a consequence of the alterations to the engineering works on the site, minor landscape and layout alterations have occurred, including:

- Relocation of the garden shed / store to the rear of plot 1 some 7.8m south-east of its approved location

- Re-arrangement of the access into / out of the site, changing the curve downwards away from T11
- Relocation of plot 2 2m south of approved location

6.17 As above, the proposed arrangement would be no more harmful to the character and appearance of the site and wider surrounding area or the existing trees / planting on the site over and above the approved arrangement. Planning permission ref: DC/22/2048 is extant and works commenced on the site in October 2022. As the scheme has been phased, as approved under DC/22/1571, most of the approved works could be undertaken without any further consent, save for the development of plot 2 (which would be in breach of condition 13 if a specialist foundation cannot be used). It is considered that while the amended layout would represent a clear betterment to the approved scheme, owing to the movement of hard surfacing and the attenuation tank away from nearby planting / trees.

Water Neutrality

6.18 The application site falls within the Sussex North Water Supply Zone as defined by Natural England and which includes supplies from groundwater abstraction which cannot, with certainty, demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

6.19 An advice note from Natural England (September 2021) advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

6.20 The proposal represents a Section 73 planning application to an extant planning permission (DC/22/2048). The proposed variations to the plans would not result in an increased level of occupancy per dwelling over and above the approved arrangement. The extant permission represents a viable fallback, with all pre-commencement conditions attached to the permission have been discharged (condition 3, drainage, and condition 4, finished floor levels) under DISC/21/0304 with the development commenced on 28.10.2022. As such, it can be concluded that approving this application would not result in an increase water demand from abstraction from the Pulborough borehole compared to the extant scheme that would be built out in the event this application is refused.

6.21 The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

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

7. RECOMMENDATIONS

7.1 That planning permission be granted subject to the following conditions:-

1 **A List of the Approved Plans**

2 **Regulatory Condition**: The materials to be used in the development of Unit/Plot 2 hereby permitted shall strictly accord with those indicated on the Schedule of Materials Unit/Plot 2 document, received 20.01.2022.

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).

3 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan D1885.1s (received by the Council on 01.11.2022) 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).

4 **Pre-Occupation 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 garden curtilage 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).

5 **Pre-Occupation 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).

6 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: 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 **Regulatory Condition**: The enclosure to the air source heat pump serving each dwelling shall be installed in accordance with the approved details shown on plan D1885.15B (received 13.02.2024). The enclosure shall thereafter be properly maintained for as long as the use hereby permitted continues.

Reason: In the interests of the amenities of Wisteria Cottage and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The means of foul and surface water drainage shall be undertaken in strict accordance with the approved plan D2022-003 Rev L (received 13.02.2024), unless otherwise agreed to and approved in writing by the Local Planning Authority.

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).

9 **Regulatory Condition**: The finished floor levels of the dwellings hereby permitted shall be undertaken strictly in accordance with plan D2022-002 REV I (received by the Council on 13.02.2024).

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).

10 **Regulatory Condition**: The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: 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).

11 **Regulatory Condition**: The 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, and in accordance with the Landscape Management and Maintenance Plan. 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).

12 **Regulatory Condition**: All relevant works shall be executed in full accordance with the submitted Arboricultural Report Impact Assessment and Method Statement (received 13.02.2024).

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 development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Preliminary Ecological Appraisal reference 19021 dated 28 May 2019 and the Great Crested Newt and Bat Survey Report by CT Ecology dated 02 July 2019 as approved under DC/19/1229.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: The materials to be used in the development of Unit/Plot 1 hereby permitted shall strictly accord with those indicated on the Schedule of Materials Unit/Plot 1 document, received 01.11.2022.

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).

15 **Regulatory Condition**: The development hereby approved shall be undertaken in accordance with Phasing Site Plan (2.02, received by the Council on 17.08.2022).

Reason: To reflect the relevant phasing of the development hereby permitted and in the interests of proper planning.

Approved Plans:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Engineering plan, as proposed	D2022-003 REV J	21.12.2023
Plans	Surface finishes, as proposed	D2022-004 REV F	24.11.2023
Details plan	Construction, as proposed	D2022-005	24.11.2023
Details plan	Construction, as proposed	D2022-006	24.11.2023
Plans	Impermeable Areas, as existing and proposed	D2022-007 REV C	24.11.2023
Supporting Statement	Suds Drainage Maintenance Schedule	NONE	24.11.2023
Supporting Docs	Drainage Network Design Settings	D2022 SW REV C	24.11.2023
Supporting Docs	Surface Water Drainage Design Settings	D2022 SW REV C	24.11.2023
Supporting Statement	Arboricultural Impact Assessment and Method Statement	3156 REV 1	24.11.2023
Supporting Statement	Arboricultural Survey Report (Tree Survey Schedule and Tree Constraints Plan)	STA3156 REV 1	24.11.2023
Tree plan	Tree Constraints plan	STA3156TCP	24.11.2023
Tree plan	Tree Protection Plan	STA3156TPP	21.12.2023
Tree plan	Tree Removals Plan	STA3156TRP	24.11.2023
Elevation & Floor plan	Plot 1, Heat Pump Enclosure, as proposed	D1885.14	24.11.2023
Site plan		D1885.1V	24.11.2023
Floor plan	Ground and First, Plot 2, as proposed	D1885.5N	24.11.2023
Elevation plan	Front and North, Plot 2, as proposed	D1885.6M	24.11.2023
Elevation plan	South and Rear, Plot 2, as proposed	D1885.11D	24.11.2023
Elevation & Floor plan	Heat Pump Enclosure, as proposed	D1885.15A	24.11.2023
Plans	Levels and Contours, as proposed	D2022-002 REV G	24.11.2023
Details plan	HARD AND SOFT GENERAL ARRANGEMENT DRAWING	RC0398/01 REV 13	23.01.2024
Details plan	DETAILED PLANTING DRAWING 1/2	RCo398/02 REV 04	23.01.2024
Details plan	DETAILED PLANTING DRAWING 2/2	RCo398/03 REV 03	23.01.2024
Details plan	Tree Planting Detail	RCo398/04	26.01.2024
Elevation plan	Plot 1 Elevations [DC/22/2048]	D1885.13C	01.11.2022
Floor plan	Plot 1 Floor Plans [DC/22/2048]	D1885.12C	01.11.2022
Supporting Statement	Water calculations [DC/22/2048]	NONE	01.11.2022

Materials	Plot 1 Materials [DC/22/2048]	NONE	01.11.2022
Elevation & Floor plan	Garden Store [DC/22/2048]	T.439	01.11.2022
Site plan	Phasing Plan [DC/22/1571]	2.02	17.08.2022
Details plan	Ownership and Area of Soft Landscape Responsibility [DC/22/0085]	RCo298/05	27.04.2022
Supporting Docs	Schedule of Materials [UNIT/PLOT 2] [DC/22/0085]		20.01.2022
Supporting Docs	Water Costs [DC/22/0085]		20.01.2022
Supporting Docs	Air Source Heat Pump Details [DC/22/0085]		18.03.2022
Supporting Docs	Great Crested Newt and Bat Survey Report by CT Ecology dated 02 July 2019 [DC/19/1229]	19021	17.09.2019
Supporting Docs	Garage - Proposed Plans and Elevations [DC/19/1229]	09 C	22.08.2019
Supporting Docs	Preliminary Ecology Report by CT Ecology dated 28 May 2019 [DC/19/1229]	19021	14.06.2019
Supporting Docs	Great Crested Newt and Bat Survey Report [DC/19/1229]		17.09.2019