Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1523
Greenacres, Hurston Lane, Storrington, West Sussex, RH20 4HH

DESCRIPTION:
Variation of Conditions 1, 7, 8, 9 and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744, Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)) for revision of the boundary between plots 5 and 6 to allow for the creation of a grass surfaced access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the western boundary of the paddock. Erection of new timber field gates.

RELEVANT PLANNING HISTORY:

DC/22/2141	Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.)	Application Permitted on 16.06.2023
DC/23/2090	Variation of Condition 1,7,8,9, and 10 of previously approved application DC/22/2141 (Reserved matters application for appearance, landscaping and scale pursuant to application DC/18/2744 ((PINS Ref: APP/Z3825/W/20/3246901) Outline application for the demolition of existing dwelling and erection of six residential dwellings with detached garages. All matters reserved except for access and layout.))	Application Permitted on

DESCRIPTION OF THE SITE

The application site originally comprised of Greenacres, a large two storey dwelling of circa 1930s construction, associated amenity land and former nursery land situated to the rear of Greenacres, now utilised for residential purposes. The application site occupies an area 0.53ha and stretches ~160m west of Hurston Lane. The main element of the site is found to the rear of the primary north-south building line oriented on Hurston Lane, is bounded by residential development oriented on 'Saxon Ride' to the south, and by open paddock land to the north and west.

The site benefits from established boundary hedging, maintained in excess of 2m in height, on the eastern and north-eastern site boundaries, with post-rail fencing found at the western and north-western site boundaries and typical closeboard 1.8m fencing separating the application site from the adjacent Maple Cottage. The site benefits from a pre-existing highway access, and a private track that runs adjacent to the southern boundary of the site that affords access to Maple Cottage. Several mature trees are found within the application site, including a significant Oak that is protected under a tree-preservation order (TPO/1518).

Surrounding dwellings are of a typical mid-20th century character, however, there is notable diversity in individual character, with no prevailing vernacular, colour or material palette that could be said to be characteristic of the area. Historic Ordnance Survey mapping reveals that Greenacres, and other dwellings to the north and south of the site west of Hurston Lane, formed part of a 1930s residential development originally non-contiguous to Storrington, that was subsequently incorporated into the growth of Storrington by virtue of the Hormare Estate development to the east and south-east of the site.

The application site straddles the built-up area boundary of Storrington, with Greenacres and its associated garden falling within the built-up area, and land to the west falling outside the built-up area. Aside from the tree-preservation order mentioned above, the site is otherwise not situated within any statutory landscape, heritage or environmental designation.

The site is currently under construction.

DESCRIPTION OF THE APPLICATION

This application is submitted to make minor changes to the boundary between plots 5 and 6 to allow for the creation of a grass surfaced access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the western boundary of the paddock. It also includes the erection of new timber field gates. These changes would result in amendments to the wording of conditions 1,7,8,9 and 10.

It should be noted that the same conditions have already been amended by DC/23/2090 which sought amendments to the garages, balconies and cycle stores.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (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 27 - Settlement Coalescence
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
Policy 42 - Strategic Policy: Inclusive Communities

Storrington, Sullington and Washington Neighbourhood Plan (2019):
Policy 1 – A Spatial Plan for the Parishes
Policy 8 – Countryside Protection
Policy 14 – Design
Policy 15 – Green Infrastructure & Biodiversity
Policy 17 – Traffic & Transport

Policy 18 – Car Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 16: protected Landscapes
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

HDC Landscape Architect:
21.01.2025: No Objection
All concerns closed. We are satisfied that our previous comments have been addressed, therefore there are no further concerns from a landscape point of view.

05.11.2024: Advice/ Modification
Clarification is requested in regard to the surfacing of the proposed paddock access. Hard landscape proposals indicate grass as existing, however the Tree Protection Plan and Arboricultural Report indicate that the grass will be removed and a portion of the access within the RPA will comprise a porous cell web filled with stone. Please update plans to ensure no discrepancy.

If the path needs to be reinforced for vehicular use, we recommend that a grass seed finish over the grid is used instead as it better blends in with the countryside setting. Given that the track will rarely be in use, the grass will have opportunity to withstand or quickly recover after the occasional use.
No changes are proposed to soft landscaping with the exception of additional native hedgerow planting lining the proposed paddock access, which is welcomed.

Please note that the brick wall and native hedgerow as indicated in landscaping plans to the south of Plot 1 is not accurately portrayed in the Proposed Plot 1 Layout Plan. Please amend to ensure no discrepancy.

PUBLIC CONSULTATIONS:

Representations:
None received

Parish Comments:
Storrington and Sullington Parish Council: No Objection

Member Comments:
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

Principle of Development:

This application is made pursuant to S.73 of the Town and Country Planning Act 1990 and seeks to vary the approved plans condition to facilitate minor amendments to the boundary positions of plots 5 and 6 and erect additional gates, in lieu of that previously approved. The minor material amendment would not result in a net increase in housing and it is noted that construction works have commenced on the wider site, and the plots themselves.

Design and Landscape Impact:

The proposed amendments effectively reduce the width of plot 5 and 6 to allow for a grass surfaced access to the rear paddock for maintenance and access for UK Power Network to maintain high voltage power lines on the western boundary of the paddock. It also includes the erection of new timber field gates.

The track will be constructed above existing soil level and laid with a geotextile with a no-dig construction. The surface will have a soil covering seeded with a native grass species mix. The proposed paddock access is shown as 5,256mm wide with a double five bar gate to match the proposed post and rail fencing to the rear gardens.

The minor changes are considered acceptable in design and landscape terms and will have no detriment to the overall character of the site.

Residential Amenity:

No amenity impact is considered to result from the addition of the maintenance track and gates.

Highways Impacts:

No highways impact. Details of proposed cycle parking have been submitted with this application. These are located adjacent to the parking at each plot and considered acceptable. Condition 8 is reworded to reflect this.

Ecology:

There is no additional ecological impact envisaged from the amendments. The Bat licence remains valid until 2026.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England 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.

The original application was shown to be water neutral. As there are no pre-commencement conditions to be discharged on the original application and this S73 application will not result in additional floorspace, the fallback position is still considered to be water neutral.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The original planning permission to which this section 73 planning application relates was made or granted before 12th February 2024 (in respect of major development), or before 2nd April 2024 (in respect of non-major development) under Regulation 3 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The amendments are considered to represent minor changes to the approved scheme that will have no additional impact in regard to design and character, amenity impacts, trees, landscaping, highways and water neutrality. The amendments are therefore recommended to be approved and the revised conditions are set out below.

Recommendation: Application Permitted

Conditions:

2 **Regulatory Condition**: The mitigation scheme that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), as approved under DISC/23/0176, shall be implemented in full prior to first occupation of any dwelling and shall be retained and maintained at all times 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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

3 **Regulatory Condition**: The scheme for attenuation measures to mitigate any adverse impacts identified in the acoustic assessment as approved under DISC/23/0177 by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

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

4 **Pre-Occupation Condition**: No dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5 **Pre-Occupation Condition**: The development hereby approved shall not be occupied/brought into use until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

i. A Regulation 6 risk assessment risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in accordance with relevant guidance and statutory requirements, before the private water supply is brought into use; and at least once every five years thereafter.
ii. Details of the review of the risk assessment, undertaken in accordance with relevant guidance and statutory requirements, at least every 5 years or such other shorter period as determined by the risk assessment or required by regulation.
iii. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the outcome of the above-mentioned risk-assessment along with detail on how any failure of any samples will be investigated and managed.
iv. Detail on what type of treatment has been installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
v. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
vi. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
viii. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.

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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

6 **Pre-Occupation Condition**: Prior to the first occupation of any dwelling hereby permitted, provision for the storage of refuse and recycling shall be made for that dwelling in accordance with details approved under DISC/24/0141. The provision for the storage of refuse and recycling 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).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented

in accordance with the approved details as shown on plan FARM21-04-A402K Proposed Site Layout Plan. 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**: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided in accordance with submitted plan FA-RM21-04-A431J. 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed in accordance with EV Charging as shown on FA-RM21-04-A430J. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition**: The landscaping scheme, as indicated on the approved plans (NC21.659-P-200 Rev J, NC21.659-P-202revA, NC21.659-P-201 Rev J, NC21.659-LSP01A, NC21.659-P-203, 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 or retained 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).

11 **Regulatory Condition**: No unit hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the borehole. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the Private Water Supply Management Plan (PWSMP) agreed under condition 2 until such time as the system is fully operational. The occupiers of each unit shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

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 193 and 194 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

12 **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, B and / or E 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 due to the size of the dwellings and outbuildings permitted in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The garage(s) hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.
Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 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/24/1523

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		FA-RM21-04-A400J	10.10.2024
Block plan	Proposed	FA-RM21-04-A401J	10.10.2024
Details plan	Hard Landscape Proposals Revision J	NC21.659-P-200	14.11.2024
Details plan	Soft Landscape Proposals Revision J	NC21.659-P-201	14.11.2024
Supporting Statement	Arboricultural Method Statement	AR-3834 TPP-240618	29.10.2024
Layout plan		MAINTENANCE PLAN NC21.659-P-202 REV A	18.03.2024
Details plan		NC21.659-P-203 Generic tree pit detail with root barrier	18.03.2024
Elevation plan	Proposed (plot 6)	FA-RM21-04-A425J	29.10.2024
Floor plan	Proposed roof (plot 6)	FA-RM21-04-A424J	29.10.2024
Layout plan	EV Charging Points	FA-RM21-04-A430J	29.10.2024
Layout plan	Proposed Cycle Storage	FA-RM21-04-A431J	29.10.2023
Elevation & Floor plan	Pump House roof	FA-RM21-04-A434J	29.10.2023
Layout Plan	Borehole Plan	FA-RM21-04-A433J	29.10.2023
Site plan		FA-RM21-04-A402K	12.12.2024
Layout plan	Proposed plot 1	FA-RM21-04-A403K	12.12.2024
Floor plan	Proposed plot 1 roof	FA-RM21-04-A404K	12.12.2024
Elevation Plan	Proposed Plot 1	FA-RM21-04-A405K	12.12.2024
Elevation & Floor plan	Proposed plot 1 garage roof	FA-RM21-04-A406K	12.12.2024
Layout plan	Proposed plot 2	FA-RM21-04-A407J	29.10.2024
Floor Plan	Proposed Plot 2	FA-RM21-04-A408J	29.10.2024

Elevation Plan	Proposed Plot 2	FA-RM21-04-A409J	29.10.2024
Elevation & Floor plan	Proposed plot 2 garage roof	FA-RM21-04-A410J	29.10.2024
Layout plan	Proposed plot 3	FA-RM21-04-A411J	29.10.2024
Floor plan	Proposed plot 3 roof	FA-RM21-04-A412CJ	29.10.2024
Elevation Plan	Proposed Plot 3	FA-RM21-04-A413CJ	29.10.2024
Elevation & Floor plan	Proposed plot 3 garage roof	FA-RM21-04-A414J	29.10.2024
Layout plan	Proposed plot 4	FA-RM21-04-A415J	29.10.2024
Floor plan	Proposed plot 4 roof	FA-RM21-04-A416J	29.10.2024
Elevation plan	Proposed plot 4	FA-RM21-04-A417J	29.10.2024
Elevation & Floor plan	Proposed plot 4 garage roof	FA-RM21-04-A418CJ	29.10.2024
Layout plan	Proposed Plot 5	FA-RM21-04-A419J	29.10.2024
Floor plan	Proposed plot 5 roof	FA-RM21-04-A420J	29.10.2024
Elevation plan	Proposed plot 5	FA-RM21-04-A421J	29.10.2024
Elevation Plan	Garage Plot 5	FA-RM21-04-A422J	29.10.2024
Layout Plan	Proposed Plot 6	FA-RM21-04-A423J	29.10.2024
Elevation Plan	Garage Plot 6	FA-RM21-04-A426J	29.10.2024
Details Plan	Drainage Easement	FA-RM21-04-A435J	29.10.2024
Details Plan	Bin Storage	FA-RM21-04-A436J	29.10.2024
Elevation Plan	Proposed Paddock Access Gate	FA-RM21-04-A437J	29.10.2024
Supporting Statement		NONE	17.11.2023

DELEGATED

Case Officer sign/initial Kate Turner Date: 06/03/25

Authorising Officer sign/initial RHERMITAGE Date: 07.03.2025