Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0214
Richmond Stud Farm, Bognor Road, Broadbridge Heath, West Sussex, RH12 3PS

DESCRIPTION:
Approval of details reserved by condition 3 to approved application DC/24/1203

RELEVANT PLANNING HISTORY:

DC/24/1203	Variation of Condition 3 of previously approved application DC/22/1679 (Conversion of existing garage into an annexe, with installation of a new roof dormer and alterations to window and door openings.) Relating to Water Neutrality Statement.	Application Permitted on 02.04.2025

PLANNING ASSESSMENT
Planning Application DC/24/1203 was granted consent on 02.04.2025. This permission was for the following:

Variation of Condition 3 of previously approved application DC/22/1679 (Conversion of existing garage into an annexe, with installation of a new roof dormer and alterations to window and door openings.) Relating to Water Neutrality Statement.

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 (Water Neutrality Statement AEG0829_RH12_Horsham_08 dated 14.11.2024). The residential annexe 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).

The approved Water Neutrality Statement set out the following mitigation:

- Water Efficient fixtures and fittings in the new annexe (reducing LPPD to 61.69l)
- Offsetting on the existing dwelling by retrofitting water efficient fixtures and fittings

Photos have been provided showing the fixtures and fittings in the annexe and the main dwelling. These include tap flow limiters and shower flow limiters and replacement dishwasher as set out in the approved WNS. This includes a table setting out the flow rates. In this case a table has been provide showing the litres per minute flow rates of the new fittings, and this reflects the part G calculations set out in the statement.

It is considered that the development has been undertaken in full accordance with the water neutrality strategy with adequate evidence provided, the submitted details can therefore be approved.

Recommendation: Application Permitted

Plans list for: DISC/25/0214
(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 Statement	Water Neutrality Statement		28.06.2025
Supporting Statement	WNG -Photos		28.06.2028

DELEGATED

Case Officer sign/initial Kate Turner Date: 3/9/25

Authorising Officer sign/initial Guy Everest Date: 03.09.2025