Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0126
East Lodge Ifield Hall, Bonnetts Lane, Ifield, West Sussex, RH11 0NY

DESCRIPTION:

Approval of details reserved by conditions 3 and 4 to approved application DC/22/0891

RELEVANT PLANNING HISTORY:

DC/22/0891	Retention of existing single storey shed. Retention and alteration of an existing three-bay garage with log-store. Installation of 3No. dormer windows within the western roof-slope and 3No. rooflights within the east roofslope of garage and creation of an annexe.	Application Permitted on 23.12.2022

PLANNING ASSESSMENT

Planning Application DC/22/0891 was granted consent on 23.12.2022. This permission was for the following:

Retention of existing single storey shed. Retention and alteration of an existing three-bay garage with log-store. Installation of 3No. dormer windows within the western roof-slope and 3No. rooflights within the east roofslope of garage and creation of an annexe.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (dated 09.10.22 and received 10.10.2022). The annexe accommodation hereby permitted shall 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 for that dwelling 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 Applicant has submitted supporting information to demonstrate the water efficiency fixtures and fittings installed. These are as follows:

- Kitchen
    - Sink – 6l/min flow regulator fitted
- Master Ensuite
    - Shower - 6l/min flow regulator fitted
    - Wash Basin – 3.8l/min flow regulator fitted

    - WC (Single Flush) – Tank Bank Bag fitted to 4.5l fill volume
- Family Bathroom
    - Shower over Bath – 90 litre bath tub fitted and 6l/min flow regulator fitted to shower
    - Wash Basin – 3.8l/min flow regulator fitted
    - WC (Single Flush) - Tank Bank Bag fitted to 4.5l fill volume
- Cloak Room
    - Wash Basin – 15mm flow regulator fitted to reduce flow to 2l/m
- Utility
    - Dishwasher – 1.25 l/place setting
    - Washing Machine – 8.17kg/dry load

These fixtures and fittings reflect those provided within the Water Neutrality Statement dated 09.10.2022 and received 10.10.2022. The Applicant has also provided an As Built Part G Water Calculators for the main house which confirms that the water demand is 93.6 litres per person per day.

It is noted that the water demand as built is lower than that indicated within the Water Neutrality Statement, with the overall demand for both the existing dwelling and the annexe being 383.6 litres per day. Overall, the water demand is less than that indicated within the Water Neutrality Statement, and the requirements of the condition have therefore been satisfied.

Condition 4:

Pre-Occupation Condition*: The annexe accommodation hereby permitted shall 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 for that dwelling 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 Applicant has submitted supporting information to demonstrate the water efficiency fixtures and fittings installed. These are as follows:

- Annexe
    - Shower - 6l/m flow regulator fitted
    - Wash Basin – 3.8l/min flow regulator fitted
    - WC (Dual Flush) 6/4l concealed cistern fitted
    - Kitchenette Sink – 6l/min flow regulator fitted

These fixtures and fittings reflect those provided within the Water Neutrality Statement dated 09.10.2022 and received 10.10.2022. The Applicant has also provided an As Built Part G Water Calculator for the annexe and this confirms that the water demand is 92.8 litres per person per day. The overall water demand for the annexe and existing dwelling is 383.6 litres.

It is noted that the water demand for the annexe is slightly higher than that provided within the approved Water Neutrality Statement. However, overall the water demand is less than that indicated within the Water Neutrality Statement, and the requirements of the condition have therefore been satisfied.

Recommendation: Application Permitted

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: DISC/24/0126
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	East Lodge and Annexe - Corrected Flow Rates to Applicances dated 29.5.24	NONE	03.06.2024
Supporting Docs	East Lodge - Main House and Annexe Images of Flow Restriction Images dated 29.5.24	NONE	03.06.2024
Supporting Docs	Affine Bordeaux Back to Wall Toilet with Concealed Cistern & Soft Close Seat	NONE	03.06.2024
Supporting Docs	Concealed Cistern	NONE	03.06.2024
Supporting Docs	Toilet Tank Bank Water Conserving Tank Insert	NONE	03.06.2024
Supporting Docs	As Built Part G Water Calculator for East Lodge - Main House	01	02.07.2024
Supporting Docs	As Built Part G Water Calculator for Annexe	02	02.07.2024
Supporting Docs	East Lodge and Annexe As Built Part G Summary Calculation	NONE	02.07.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 02.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 29.07.2024