240923_1328-2_Lighting Cover Letter_V1

Development Management
Parkside, Chart Way
Horsham
West Sussex
RH12 1RL

Attention	:	Planning officer
Project	:	Two Trees, Pulborough
Subject	:	DISCHARGE OF CONDITION 8 OF PLANNING PERMISSION REF. DC/20/0164 (previously DC/16/2229) WITH SUPPORTING PLANNING INFORMATION

Dear Sir/ Madam,

This letter has been prepared by Studio 22:22 ltd (agent) in support of an approval of details application relating to the discharge of Condition 8 (External Lighting) at to Two Trees, Stane Street, North Heath Pulborough.

This Application follows the grant of Full Planning Permission Application (Ref. DC/20/0164): *"Demolition of existing bungalow and erection of a two storey dwellinghouse with associated landscaping at Two Trees Stane Street North Heath Pulborough."*

Condition 8 states:

"8 Regulatory Condition: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.
Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

This condition has been adapted from the original consent (DC/16/2229) which referred to the impact of external lighting on the local bat population:
"6 Pre-Commencement Condition: Lighting: No new external lighting for the site shall be installed unless an external lighting strategy to reduce impacts on foraging and commuting bats has been prepared in consultation with the applicants ecologist, and approved by the Local Planning Authority.
Reasons: To provide ecological protection and enhancement in accordance with National

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Planning Policy Framework (2012) and Policy 31 of the Horsham District Planning Framework (2015)."

The above was condition was taken into consideration in the renewal of the condition and a lighting scheme was listed in the approved documents:

Application Number: DC/20/0164

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr J Macari

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Demolition of existing bungalow and erection of a two storey dwellinghouse with associated landscaping

Two Trees Stane Street North Heath Pulborough

to be carried out in accordance with Application No. DC/20/0164 submitted to the Council on 14/01/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 12/03/2020

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing	101 REVA	14.01.2020
Elevation & Floor plan	Basement and East and West Elevations	108 REV B	14.01.2020
Block plan		103 REV A	14.01.2020
Elevation plan		13901_E	14.01.2020
Plans	External lighting	115	14.01.2020
Elevation & Floor plan	Ground floor front elevation and section	106 REV B	14.01.2020

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Glen Chipp

We therefore request that this condition be discharged in accordance with the attached drawing 115 'External Lighting' by Victoria Holland Architects which was submitted with the renewal of the consent in 2019 in order to address the existing condition. We complement this information with a Supplementary Specification and Drawings which we trust concludes the requirements.

Please let us know if there is any further information you require in order to discharge this condition.

Yours sincerely,

Charmaine Vos

[redacted]

Agent – Architect – Project Manager

[redacted]

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