RATHBONE • MILLER
architecture & project management

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New house on land at;

Windways, Common Hill, West Chiltington RH20 2NL

Application for the Approval of Matters Reserved by Condition

For Condition numbers 3, 5, 11 and 12.

Planning Permit reference DC/23/0364

Variation of Condition 1 of previously approved application reference DC/21/1130 (Erection of a two storey detached dwelling, detached double garage and creation of new access). Variation sought to allow for changes to chimney, window style, additional window, pedestrian access to garage, and incorrect setting of window on original plan.

This document is to be read in conjunction with and refers to Rathbone Miller drawing number 22521 - 102

3. Pre-Occupation Condition: Prior to the first occupation of the dwelling, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Please see plan number 22521 – 102 for proposed wall light positions on the house and garage.

All light fittings are of the same type which are a low glare shielded wall downlight designed specifically for a dark skies environment and to minimise glare and as such will be suitable for this site which is used by bats.

The wall lights are to be 1800mm over ground level which is generally lower than the average flight zone for bats in order that any lighting does not interfere with the flight zone.

All lighting will include in their circuits a photocell switch to automatically turn them off in daylight.

Positioning lighting on the buildings only and not in the garden or boundary fences etc reduces any impact on bat flight areas.

Manufacturers information for the proposed fitting – see next page

FORESAIL LOW GLARE DESIGN EXTERIOR WALL FIXED DOWNLIGHT

IP44 Rated GU10 Fixture in Urban Grey











Product Ref: 7253

£79.00 inc VAT

Description More Details Bulbs Q & A's

This IP44 wall light, with its sleek dark grey finish, offers practical and stylish outdoor illumination. Its design provides a wall-washing effect, casting a warm, inviting glow downwards, ideal for accentuating features of a building's exterior. The fixture is not only robust, with an IP44 ingress protection rating but also energy-efficient, adding a touch of modernity to any outdoor setting.

Install this by an entrance or around a property to give a modern look to a home. Although intended for outdoor use there is no reason it cannot be used inside if preferred.

Dark sky friendly, and contrary to the belief that brighter is better, over-illuminated areas can create harsh shadows and glare, reducing visibility. Dark sky-friendly lights improve visibility by reducing glare.

IP44 rated, meaning it is suitable for outdoor or indoor use.

Designed for GU10 base mains lamps up to 8 watts LED lamp.

Availability: Typically within 10 days

We offer free delivery on orders over £80 to most UK Mainland Addresses

5. Pre-Occupation Condition: The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse and recycling has been made for the dwelling in accordance with drawings to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Please see plan number 22521 – 102 for proposed location for the refuse and recycling.



Three wheelie bins (refuse, recycling and green waste) are to be housed in a timber bin store approximately 1800 x 900 x 1200 high, on a paving stone base to the north side of the driveway, easily accessed from both the house and to the kerbside for putting out the bins for collection.

11. Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

Details of all existing trees and planting to be retained
Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
Details of all hard-surfacing materials and finishes
Details of all boundary treatments
Details of all external lighting

The approved 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. 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.

Details of all existing trees and planting to be retained;

Please see plan number 22521 – 102 which shows which existing trees and planting is retained, this being the hedge along the road Common Hill, and small trees on the north side of the site/boundary.

Details of all proposed trees and planting, including schedules specifying species

Please see plan number 22521 – 102 which shows proposed new planting both on the plan and in a list/schedule on the right hand side of the drawing including species, size, planting spacing and numbers.

Details of all hard-surfacing materials and finishes

Please see plan number 22521 – 102 which shows the hard surfaces, finishes, walls etc

Driveway entrance – tarmac to 3metres from the edge of the highway



Driveway – is 10 to 14mm pea gravel as picture below.



Paving around the house and to the side of the garage is a buff/beige colour riven effect man made stone slabs laid as random sizes with mortar pointed joints. Slabs are laid to falls to drain away from the house; the paths around the house drain into the planting borders and grass, and the patio area drains to a ‘aco’ drain channel. There is a low level brick wall around the rear of the house shown on drawing 22521 – 102 for the change in level between lawn and paving. The wall is 475mm high above the paving and is of the same brick as used for the house and garage previously approved.



Details of all boundary treatments

The front west boundary along Common Hill is the existing hedge, and at the site entrance set back 6 metres from the edge of the road are timber traditional style gates on timber gate posts , existing hedge to the south of the gates and existing bush to the north side of the gates with a timber post and two rail fence as picture below.



The north side boundary is an existing 1.8 metre high close vertical boarded fence, which has had some repairs and new parts added to match existing as picture below.



The rear east boundary is a low level brick retaining wall to accommodate the change in levels between the site and the adjacent, the wall height is approximately 700mm at the north end and steps down to approximately 150mm at the south end. Fixed over this wall is a 1.8m high close vertical boarded fence which follows the level of the wall over which it is fixed all as picture below.



Along the rear east boundary there are raised brick planting beds approximately 5 metres x 0.8 meters and 0.5 metres high, in brickwork to match the house and garage and previously approved as picture below.



The south side boundary is a timber post and two rail fence on the outside of a new hedge and this runs to the front south west corner of the site to meet the existing front boundary hedge, as picture below



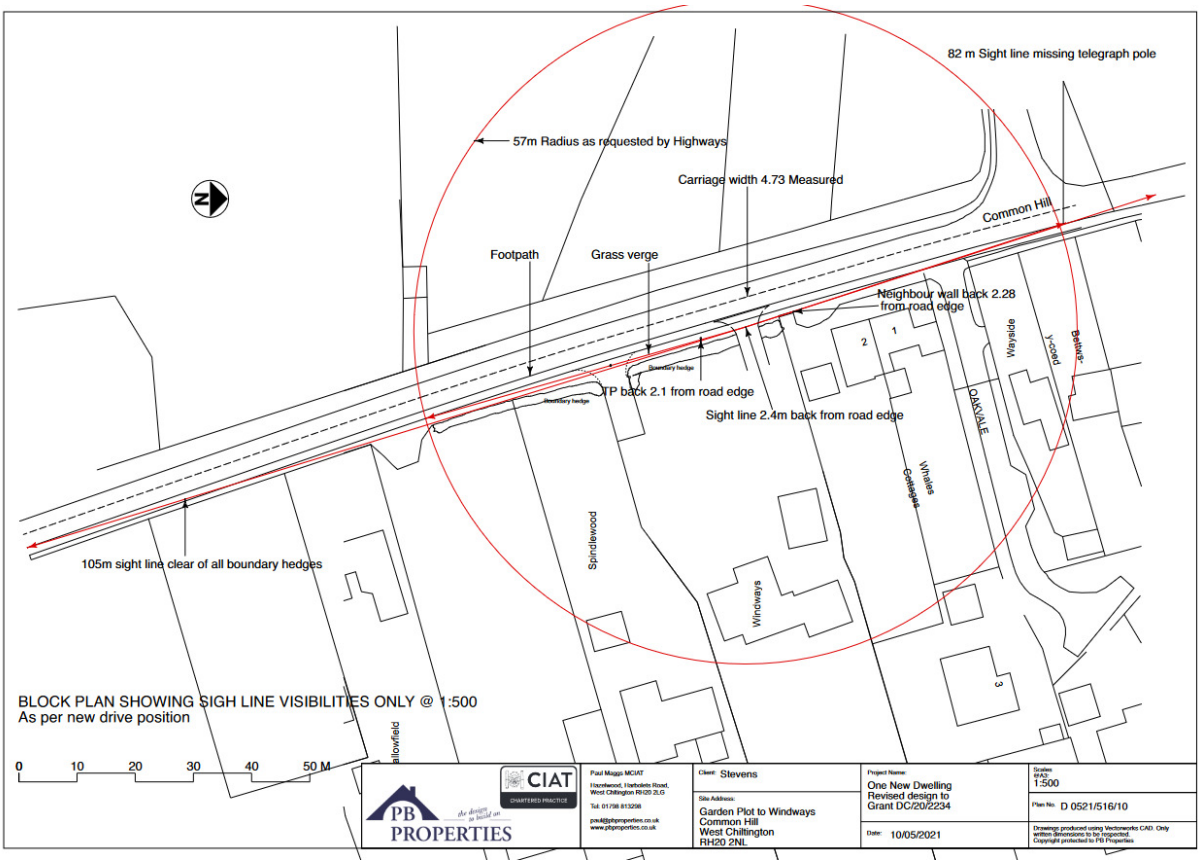
Details of all external lighting

Please see plan number 22521 – 102 for proposed wall light positions on the house and garage. There is no lighting in the garden or on the boundary fences etc.

Please see Condition 3 details for proposed lighting on the house and garage.

12. Pre- Occupation Condition: The use of the car parking spaces shall not commence until the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Authority.

The access from the driveway to the highway is via a new access with a tarmac cross over and dropped kerb, and the visibility splays are as drawing D 0521/516/10 as reduced scale drawing below



More detail for the new driveway entrance and cross over etc are shown on the drawing 22521 – 102 which reflects the ‘as built’.

The visibility splays and generally layout from a Highways perspective has been agreed by WSCC as per their consultation response dated 11 April 2023 for DC/23/0364 which links/relates back to DC21/1130, the consultation response is below.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Robert Hermitage
FROM:	WSCC - Highways Authority
DATE:	11 April 2023
LOCATION:	Windways Common Hill West Chiltington West Sussex RH20 2NL
SUBJECT:	DC/23/0364 Variation of Condition 1 of previously approved application reference DC/21/1130 (Erection of a two storey detached dwelling, detached double garage and creation of new access). Variation sought to allow for changes to chimney, window style, additional window, pedestrian access to garage, and incorrect setting of window on original plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The applicant seeks to vary condition 1 of DC/21/1130. The LHA does not take a view that these changes would be detrimental to proposal in highways terms.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal

Stephen Garrard
West Sussex County Council – Planning Services

end document

Rathbone Miller 16 08 24