Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0225
1C Church Street, Henfield, West Sussex, BN5 9NS

DESCRIPTION:
Approval of details reserved by conditions 3, 4, and 5 to approved application DC/23/1266

RELEVANT PLANNING HISTORY:

DC/23/1266	Partial change of use at ground floor level to create self-contained flat to rear.	Application Permitted on 25.06.2024

PLANNING ASSESSMENT

Planning Application DC/23/1266 was granted consent on 25.06.2024. This permission was for the following:

Partial change of use at ground floor level to create self-contained flat to rear.

Consent is sought to discharge the details reserved by conditions 3, 4, and 5.

Condition 3:

Pre-occupation Condition: *The development 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 submitted 05.09.2023 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).

In response to the above condition the applicant has provided the following documents:

- Planning Statement – received 29.07.2024.
- Installed Fittings Schedule – received 29.07.2024

The submitted details relating to the specification of fittings, appliances and rainwater harvesting tank used and evidence of their installation is consistent with the original planning permission and sufficient to demonstrate the development has achieved water neutrality. As such, it is considered, that details submitted pursuant to Condition 2 are acceptable.

The requirements of the condition have been satisfied.

Condition 4:

Pre-Occupation Condition*: The development hereby permitted shall not be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the approved cycle parking facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

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).

The submitted details relating to the covered cycle parking facilities show photographs of existing covered cycle parking area and as such, it is considered, that details submitted pursuant to Condition 4 is acceptable.

The requirements of the condition have been satisfied.

Condition 5:

Pre-Occupation Condition: *The development hereby permitted shall not be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the approved refuse and recycling facilities have been fully implemented and made available for use. The provision shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted details relating to the storage of refuse and recycling facilities show photographs of existing storage area which is considered acceptable and that details submitted pursuant to Condition 5 is acceptable.

The requirements of the condition have 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/24/0225

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Conditions report	NONE	28.08.2024

DELEGATED

Case Officer sign/initial	Shazia Penne	Date:	19.09.2024
Authorising Officer sign/initial	RHERMITAGE	Date:	29.10.2024