Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0179
Acacia House, 110 Manor Fields, Horsham, West Sussex, RH13 6SG

DESCRIPTION:

Approval of details reserved by condition 4 to approved application DC/23/0338

RELEVANT PLANNING HISTORY:

DC/23/0338	Conversion of existing 8-bedroom detached dwelling into 4no 1-bedroom self-contained Flats for supported living for adults.	Application Permitted on 16.06.2023

PLANNING ASSESSMENT

Planning Application DC/23/0338 was granted consent on 16.06.2023. This permission was for the following:

Conversion of existing 8-bedroom detached dwelling into 4no 1-bedroom self-contained Flats for supported living for adults.

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality statement (Doherty Energy received 17th April Ref E1303-WNS-03). No dwelling 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 applicants have submitted a document titled 'Water Calculation and Installed Sanitary Fittings 03.07.2024'. This includes detailed specification of fixtures and fittings, and appliances, for each flat and photos of these installed. These include specific wet room showers, WCs, sinks, kitchen sinks and washing machines. It is noted that the Part G calculation shows the consumption to be 108.6 l/p/d, higher than the 104.7 l/p/d detailed at application stage. Nevertheless, the latest WNS calculates that even with this slight increase in daily use the overall water use of the building including the 4x staff will be sufficiently below the baseline of 682 l/day (24 l/day vs 29 l/day previously) to remain water neutral. These details are considered to meet the requirements of the condition.

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/24/0179

(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 Calculation and Installed Sanitary Fittings		09.07.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 03.09.2024

Authorising Officer sign/initial Adrian Smith Date: 16/09/2024