Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0237
Nash Manor Lower Nash, Nutbourne Lane, Nutbourne, West Sussex, RH20 2HS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/24/0883

RELEVANT PLANNING HISTORY:

DC/24/0883	Installation of Swimming Pool and associated plant room (Part Retrospective)	Application Permitted on 11.09.2024

PLANNING ASSESSMENT

Previous application DC/24/0883 was granted consent on 11/09/2024. This permission was for:

Installation of Swimming Pool and associated plant room (Part Retrospective)

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

Condition 3

3 ***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy (received 07/08/2024) have been submitted to and approved in writing by the Local Planning Authority.*

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).

Details have been submitted in relation to the above condition, in the form of a planning statement detailing the water efficient measures and rain water harvesting system that has been purchased with invoice, alongside an image of access to tank. This is considered acceptable. It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 3 be discharged.

Condition 4

4 ***Pre-Use Condition****: The swimming pool shall not be first used until evidence has been submitted and approved in writing that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the confirmation that the proposed is filled from outside the Sussex North Supply Zone and rainwater tank has been installed, 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).

Details have been submitted in relation to the above condition, in the form of a planning statement which shows the invoice detailing the pool to be filled from outside the Sussex North Supply Zone (4x deliveries of 18,000l – total 72,000l, with a requirement of 67,500l as per the submitted WNS). This is considered acceptable. It is therefore considered that the requirements of the condition have been satisfied and it is recommended that condition 4 be discharged.

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/24/0237

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning Statement		17.09.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 06/11/2024

Authorising Officer sign/initial RHERMITAGE Date: 11.11.2024