PLANNING COMMITTEE REPORT

TO:	Planning Committee
BY:	Head of Development and Building Control
DATE:	22nd July 2025
DEVELOPMENT:	Variation of Condition 1 of previously approved application DC/22/1145 (Variation of Condition 1 and 11 of previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to allow for amendments to the single storey element) To alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.
SITE:	Hatches House, East Street, West Chiltington, West Sussex, RH20 2JY
WARD:	West Chiltington, Thakeham and Ashington
APPLICATION:	DC/24/1629
APPLICANT:	**Name:** Mr and Mrs M Minchell **Address:** Hatches House, East Street, West Sussex, West Chiltington, RH20 2JY

REASON FOR INCLUSION ON THE AGENDA: By request of West Chiltington Parish Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE SITE

1.1 The application relates to the outbuildings located to the rear of Hatches House, West Chiltington, within the defined Built Up Area boundary. The outbuildings form a U shape building, facing west, accessed via a narrow cul-de-sac known as Granary Orchard. The main property at Hatches House sits immediately to the south with two Grade II listed buildings (Naldretts Farmhouse and Barn, Naldretts Farm) further beyond to the southeast. Development has begun to convert the outbuildings at the site into a single dwelling pursuant to planning permission DC/20/0514 (as subsequently amended under DC/22/1145).

1.2 The building is completed in a mix of stone, brick and timber boarding, with the southern stone wing two storeys in height and the middle section and northern wing both single storey in height.

DESCRIPTION OF THE APPLICATION

1.3 The application seeks to amend Condition 1 (plans list) of the previously approved application (DC/22/1145) to undertake the following design changes:

- Increase the height of the eaves and ridge to the northern wing by a maximum of approximately 0.6m and replacing a rear gable with a hipped roof.
- Increase the width of the rear sunken terrace
- Reduce the door size to the rear sunken terrace and add a second separate door.
- Remove the rear brick chimney.
- Addition of a glazed door front door.
- Removal of the ensuite in bedroom 2.
- The addition of a 4th bedroom.
- The addition of a rooflight and the relocation of a rooflight.
- The addition of a lead rolled roof to the existing northern front wing projection.
- The addition of a 2nd parking space in the front courtyard.

1.4 These amendments follow a series of amendments previously approved under application DC/22/1145. These included:

Northern Wing
- Removal of windows in northern single storey element facing into the courtyard.
- Addition of conservation rooflight and sliding, folding, glazed doors facing into courtyard
- Footprint slightly increased at recess facing into the courtyard
- Integral garage and shed replaced with living accommodation, with garage doors and adjacent external door removed.
- Alterations to roof ridge and eaves height

Central Section
- Existing chimney retained, but shortened due to structural instability.
- New timber rear door removed.
- Glazed, sliding and folding doors added.
- New window into courtyard omitted and existing window replaced.
- 2 new doors to courtyard omitted
- Addition of glazed main entrance door to courtyard

Southern Wing
- Addition of new conservation rooflights to both sides of roof.
- Existing stable door replaced with half glazed stable door.
- Vents on southern elevation retained.
- New gas flue removed.
- Existing vent pipe on eastern elevation replaced.

External Works
- Alterations to land levels and addition of sunken patio to east side of eastern element
- Addition of parking space in courtyard to replace garage
- Addition of landscaping to partially enclose courtyard.

Materials
- Existing stone walls to two storey element and north and east elevations of single storey elements to be retained and renovated.
- Existing brickwork to eastern single storey element and ‘lean-to’ on east elevation to be retained and refurbished.
- Existing walls clad with horizontal timber to single storey elements to be replaced with new external walls with black, horizontal timber cladding.
- Roof finish to all areas to be refurbished or replaced as existing.
- New and replacement windows and glazed doors to be high quality composite with grey frames. New rooflights to be high quality composite with grey frames.

1.5 Work has commenced on site, with the northern and central roofs removed and new roof timbers in place, whilst the rear chimney has been removed, at least externally.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES
The following Policies are considered to be relevant to the assessment of this application:

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

Parish Design Statement:
West Chiltington Village Design Statement

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/20/0514	Conversion of outbuildings to separate two storey dwelling	Application Permitted on 06.05.2020
DC/22/0851	Non Material Amendment to previously approved application DC/20/0514 (Conversion of outbuildings	Application Refused on 08.06.2022

	to separate two storey dwelling) to allow for, replacement of garage and shed with habitable space, provision of parking in the courtyard, extend the footprint and associated alterations to roof, alterations to doors, addition of conservation rooflights, addition of sunken terrace.	
DC/22/1145	Variation of Condition 1 and 11 of previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to allow for amendments to the single storey element.	Application Permitted on 06.10.2022
DISC/23/0029	Approval of details reserved by condition 3 and 4 to approve application DC/22/1145	Application Permitted on 22.03.2023
DC/24/1328	Non Material Amendment to previously approved application DC/20/0514 (Conversion of outbuildings to separate two storey dwelling) to alter the raised height of roof, extent of doors to sunken terrace reduced, brick chimney removed, additional glazed door added, bedroom 2 ensuite removed, sunken terrace extended, bedroom 4 added, rooflight added and location altered and lead rolled roof added.	Application Refused on 27.09.2024
DC/24/1329	Creation of vehicular access to East Street.	Application Permitted on 28.10.2024

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

INTERNAL CONSULTATIONS

3.2 **HDC Drainage Engineer:** Objection
We have reviewed the following information in support of the Variation of Condition 1 application:

Bright Plan Civils, Engineering Layout (ref: D2050-300, rev I, 01/08/2024) Surface Water Calculations

We are not satisfied with the information provided and would recommend additional information is provided to ensure compliance with the West Sussex LLFA policy for the Management of Surface Water, Building Regulations Part H and BRE365.

Previous comment:

We believe we should not be commenting from a flood risk and drainage perspective, because both the condition and variation of condition are not relevant to drainage, nor flood risk. Please can you let us know if there are any other reasons for which we should be commenting on this application that we are unaware of, or if we should be commenting on the Variation of Condition 3 instead. We note drainage information has been submitted to this application, however this should most likely be reviewed under Condition 3 'No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).'

OUTSIDE AGENCIES

3.3 **Natural England:** No Objection
No objection - subject to appropriate mitigation being secured.

3.4 **WSCC Highways:** No Objection
[Summary] From inspection of the newly submitted application documents, the details provided do not warrant further comment from a highway safety point of view. The LPA should refer to the LHAs previous consultation response, dated 03/03/2025, as the comments contained within would still be considered valid.

Previous comment: [summary]
For the current submission, the approved garage has been omitted from the plans and replaced with a fourth bedroom. Two car parking spaces will be retained within the courtyard parking area.

Using the WSCC Car Parking Demand Calculator, a dwelling of this size and location would be expected to provide three car parking spaces. As such, any overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS

3.5 Representations:

None received

3.6 Parish Comments:

West Chiltington Parish Council: Objection

The Parish Council objects to this application on the grounds that is inappropriate for the proposed changes to the original plans to be considered under a Variation of Condition. The condition to be 'varied' is the most fundamental of all planning conditions - that the development "shall be carried out in accordance with the approved plans."

The original plans were approved on the basis that they represented a like for like building, simply converted into a dwelling. The revised proposals contradict that principle and constitute a significant change to the original idea, and as such they merit a new, separate full planning application that is properly re-consulted with neighbours and other interested parties. The scale of this new proposal is now completely out of kilter with the original, particularly the raised roof height.

Even in its current form of a Variation, concerns have been raised about this application by expert consultees re: drainage and water neutrality.

The Parish Council wishes HDC's Planning Committee to consider this application should the planning officer be minded to approve it.

3.7 Member Comments:
None received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

4.2 The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle of Development

6.1 Planning permission was granted in May 2020 (ref. DC/20/0514) for the conversion of the existing outbuildings to a two-storey dwelling. Following this permission, a variation of condition 1 (ref. DC/22/1145) was sought. This modernised the proposal considerably and introduced new elements such as a sunken terrace, rooflights, sliding doors, new entrance doors and shortened chimney. The granting of DC/20/0514 and its implementation on the 3rd of May 2023 (as confirmed by the agent under application DC/22/1145) sets the principle for the conversion of the outbuildings to the four-bedroom, two storey dwelling, proposed under this application.

6.2 Planning Practice Guidance (PPG) states that there's *"no statutory limit on the degree of change permissible to conditions under s73, but the change must only relate to conditions and not to the operative part of the permission".* In the case of this proposal, the original permission has already been varied once under application DC/22/1145 with a series of amendments to the interior and exterior layout, and door/window arrangement, as set out in section 1 above. This current application seeks a further series of amendments to the interior and exterior layout (including the raised northern wing roof) with further alterations to the windows. Whilst there will therefore have been cumulative changes over time, the application nevertheless remains to convert the building into a single dwelling. The amendments therefore do not alter the operative part of the development description (ie the conversion to a single dwelling) or substantially alter the development from that originally proposed, and are therefore considered to fall within the remit of a s.73 application.

Design and Appearance

6.3 Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates

sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

6.4 The converted building would retain the existing traditional stone-built building with elements of stained timber weatherboarding elsewhere ensuring its traditional character is appropriately retained. The revised doors, windows, rooflights and enlarged rear sunken terrace are considered appropriate alterations that would not harm the overall appearance of the building in its context.

6.5 The removal of the chimney, removal of the gable end on the northern rear corner, and the raising of the roof eaves and ridge to the northern wing introduce new physical alterations to the external fabric. The loss of the chimney is considered to cause some harm to the retainment of the buildings character; however, its location to the rear of the property would limit the views from the public realm. As such the loss is not considered to have an unacceptable impact on the buildings character and appearance. Similarly the raise in eaves and ridge height to the northern wing would not be significant and the building's ridge heights within the site would still suitably relate to each other, retaining the two storey dominance of the main southern wing.

6.6 The materials schedule and plans indicate the proposed materials will broadly match the existing building. The proposed windows will be timber casement windows and the rooflights will be conservation rooflights. These are considered suitably sympathetic.

6.7 Overall. And having regard to the previous amendments approved under DC/22/1145, it is considered that the proposed alterations would suitably maintain the existing character and appearance of the building and wider area. It is therefore considered that the visual impact of the proposal is acceptable and would accord with HDPF policies 32 and 33.

Residential Amenity

6.8 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

6.9 It is not considered that the amended window, rooflight and door arrangement would result in an appreciable increase in overlooking, whilst the increased northern wing roof form and other minor alterations would not result in any unacceptable harm to neighbouring amenity, in accordance with policy 33.

Highways Impacts

6.10 The application site is accessed via a shared single-track lane off East Street, with some hardstanding available to the immediate west of the building utilised for domestic parking.

6.11 The proposal now seeks to provide two car parking spaces within the front courtyard instead of the previous one parking space, by excluding a new hedge boundary. This is a betterment in terms of parking provision that will not give rise to a highway safety concern or parking capacity issue, with the Local Highway Authority onfirming they do not consider the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

6.12 A Construction Environment Management Plan (CEMP) matching that previously discharged under DISC/23/0029 (for planning application DC/22/1145) has been attached to the application. Given the similarity of this proposal to that of DC/22/1145 it is considered the CEMP remains appropriate. The Highways Authority were not consulted on the CEMP as part of this application; however, they have previously considered it under DISC/23/0029 and raised no concerns. Compliance with the CEMP has been secured by condition.

Water Neutrality

6.13 Horsham District is situated in an area of serious water stress, as identified by the Environment Agency. In September 2021, Natural England released a Position Statement which advised all local authorities within the Sussex North Water Supply Zone that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites near Pulborough. The Position Statement advises the affected local authorities that developments within the Sussex North Supply Zone must not therefore add to this impact, and to achieve this, all proposals must demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

6.14 In assessing the impact of development on protected habitat sites such as those in the Arun Valley, decision makers must, as the competent authority for determining impact on such sites, ensure full compliance with the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations). The Regulations require that a Habitats Regulations Assessment (HRA) be carried out to determine if a plan or project may affect the protected features of a habitats site, before the grant of any planning permission. Section 70(3) of the Regulations requires that planning permission must not be granted unless the competent authority (Horsham District Council) is satisfied that the proposed development will not adversely affect the integrity of the affected habits site. Section 63 of the Regulations sets out the process by which an HRA must take place.

6.15 Permission for the conversion of outbuildings to a three-bedroom property at the application site has previously been granted by both DC/20/0514 and DC/22/1145. As the original permission pre-dated the requirement for water neutrality, the previously standard condition requiring compliance with the Building Regulations Part G optional standard of 110 l/p/d was applied. In this case, this is considered a relevant fallback baseline water consumption rate for the development, equating to a total daily water consumption of 271.7 l/d based on the three-bedroom average occupancy rate of 2.47 persons (as derived from Census data).

6.16 As this current proposal seeks permission for the addition of a 4th bedroom, there will be an associated increase in daily water consumption. To ensure water neutrality is achieved, the submitted Water Neutrality Statement demonstrates that through the introduction of water efficient fixtures and fittings and a small amount of rainwater harvesting for external use, the water usage would be reduced to 266.78 l/d (equivalent to 93.28 l/p/d). This is some 5 litres per day below the target baseline water consumption of 271.7 l/d, thus making the proposal water neutral.

6.17 Officers have undertaken an Appropriate Assessment as required by the Habitats Regulations and have consulted Natural England, who have raised no objection to this mitigation strategy. Accordingly, and subject to a condition requiring the development to be completed in accordance with the submitted Water Neutrality Statement, the project will not have an Adverse Effect on the Integrity of the Arun Valley sites, either alone or in combination with other plan and projects, thereby complying with s.70 of the Conservation of Habitats and Species Regulations 2017 as well as with Policy 31 of the HDPF and paragraph 193 of the NPPF.

Drainage and Flood Risk:

6.18 The application site is within a built-up area boundary and is not within a flood risk zone. The proposal entails a connection to existing foul drainage infrastructure with a soakaway for surface water drainage. As part of the original planning permission Southern Water raised no objection to this approach, noting that any new connection would though require their further formal consent. The formal foul and surface water drainage strategy was subsequently agreed and discharged under application DISC/23/0029.

6.19 It is noted that the Council's drainage advisor has now sought additional information in respect of the proposed drainage details. However, given that the building's footprint remains unaltered, and given that surface water disposal has already been approved under application DISC/23/0029, it is not considered reasonable to require that the applicants now amend their approved surface water strategy.

Other Matters:

6.20 The Parish Council have raised concerns about whether alterations to the approved building design should be accepted under a s.73 application. As set out above, varying a condition, in this case condition 1 relating to the approved drawings, is a valid and suitable approach for making amendments to a planning permission which s.73 is specifically designed to enable. The PPG does not exclude design and layout changes from being considered via this approach, qualifying only that modifications that are 'fundamental or substantial' should instead be considered under a new full planning application. In this instance, considering the cumulative impact of the previous amendments, it is not considered that the amendments fundamentally or substantially alter the proposal from that originally granted planning permission in 2020. In terms of consultation, this application has been subject to the same public consultation as the original, with the same neighbours notified and given the opportunity to provide a representation. No party has therefore been prejudiced from engaging in the consideration of this application by virtue of the application having been made under s.73.

Biodiversity Net Gain (BNG):

6.21 Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

6.22 The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

6.23 As the application proposes an amendment to a permission granted prior to the implementation of BNG, and given also that works have begun of the site making the application retrospective, the development is exempt from being required to meet the statutory BNG requirements.

Conclusions and Planning Balance:

6.24 The proposed amendments, taken cumulatively with the previously approved amendments, are not considered to harm the appearance of the building, wider area or amenities of adjacent occupiers, and have demonstrated water neutrality. The proposals are therefore considered to comply with relevant local and national planning policies and are recommended for approval.

7. RECOMMENDATIONS

7.1 To approve planning permission subject to appropriate conditions.

Conditions:

1 Plans list

2 **Standard Time Condition**: Not applicable

3 **Regulatory Condition:** The development herby permitted shall be carried out in full accordance with the Drainage Plan D2050-PL400, received 23/04/2025 and the Engineering layout D2050-300i received 23/04/2025.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The development herby permitted shall be carried out in accordance with the Construction Method Statement received 22/05/2025 and the submitted Site Access and Site Set Up Plan received 17/04/2025. The approved Statement shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to mitigate potential impacts upon the amenities of neighbouring occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition**: Prior to the first occupation of each dwelling, the necessary inbuilding physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

6 **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 and density
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.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities 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).

8 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use 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).

9 **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces serving it have been constructed and made available for use in accordance with approved drawing number 0100 P04. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on plans 0120 rev P06 and 0121 rev P05 and the submitted Materials Schedule received 23/05/2025.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the dwelling hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and the amenities of neighbouring properties; in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or Orders amending or revoking and re-enacting the same), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the northern and southern elevations of the dwelling without express planning consent from the Local Planning Authority first being obtained.

Reason: To protect the amenities of adjoining residential properties at Hatches House and Hatches Paddock from an unacceptable loss of privacy and in accordance with Policy 33 of the Horsham District Planning Framework (2015)

13 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Assessment and Neutrality Review and Report received 26/03/2025). 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), Paragraph 193 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).