Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/23/0276
Holme Manor, Mare Hill Road, Pulborough, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/22/1195

RELEVANT PLANNING HISTORY:

DC/22/1195	Change of use of existing summerhouse to a holiday chalet. Conversion of carport to provide kitchen and bedroom accommodation (Part-Retrospective).	Application Permitted on 10.11.2023

PLANNING ASSESSMENT

Consent is sought to discharge the details reserved by conditions 3 and 4 of the above planning permission.

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 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 originally approved water neutrality statement included the following at paragraph 5.25: -

'…….the following measures are proposed:

1) *reduce the WC flush capacity to 4/2.6L flush*
2) *Replace existing utility room and bathroom taps with new ones that will have a lower flow rate than the existing'.*

The submitted details are considered sufficient to demonstrate that the above measures have been undertaken in accordance with the approach set out in the original application, with the details therefore considered acceptable.

Condition 4:

***Pre-Occupation Condition**: No part of the development hereby permitted shall 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 development 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).

The submitted details a modest shed would be provided which would be capable of accommodating at least 2 cycles, with this level of provision considered acceptable to the scale and nature of the approved development. The siting and height of the shed is considered acceptable having regard to boundary treatments and neighbouring properties / land. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/23/0276
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering Letter		22.12.2023
Elevation plan	Bicycle Parking Shed Elevations	468/1221/JF 001	22.12.2023
Photos	Evidence of installation & spec of new taps		22.12.2023
Photos	Evidence of toilet cistern install		22.12.2023
Roof plan	Roof & Floor Plan - Bicycle parking shed	468/1221/JF 002	22.12.2023
Site plan	Site Plan	468/1221/SB.P03	22.12.2023

DELEGATED

Case Officer sign/initial Guy Everest Date: 14.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 14.06.2024