Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0421
The Field, Brighton Road, Woodmancote, West Sussex, BN5 9ST

DESCRIPTION:

Non Material Amendment to previously approved application DC/23/0389 (Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage) Amendments to fixtures and fittings.

RELEVANT PLANNING HISTORY:

DC/23/0389	Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage.	Application Permitted on 29.09.2023

RELEVANT PLANNING POLICIES

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 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Woodmancote Neighbourhood Plan:
Policy 1 - A Spatial Plan
Policy 3 - Design

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

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

Consultations:

Natural England – No Objection

Parish Comments:

None received

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

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.

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.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The application seeks to amend the Water Neutrality Statement approved under planning reference DC/23/0389. Planning permission reference DC/23/0389 was approved on 29.09.2023. This was subject of a Water Neutrality Statement where it was outlined that water efficient fixtures and fittings would be installed to reduce the water demand. This would include the installation of dual flush toilets, low flow taps, low flow shower head, low volume bath, and water efficient white goods. The Part G Calculator at Appendix A indicated that these fixtures and fittings would reduce the demand to 89.04 litres per person per day. Based upon an average occupancy of 2.86, the overall demand would amount to 254.65 litres per day. This established the baseline for development on the site.

The Applicant has submitted a revised Water Neutrality Report reference C2831 rev P4 by CGS Civils dated 14.03.2024. The proposal seeks to update the proposed fixtures and fittings to be installed within the replacement 4-bed dwelling approved under planning reference DC/23/0389. Specifically, the application seeks to update the proposed kitchen tap.

The Water Neutrality Statement outlines that water efficient fixtures and fittings would be installed to further reduce water demand. This would include the installation of dual flush toilets, low flow shower head and taps, low volume bath, and water efficient white goods. The Part G Calculator at Appendix A indicates that these fixtures and fittings would reduce the demand to 102.24 litres per person per day. Based upon an average occupancy of 2.86, the overall demand would amount to 292.4 litres per day.

While the proposed amendment would increase the water demand above the previous proposed baseline, the mitigation measures (and specifically update to the kitchen tap) would result in a total water demand that would be less than the existing baseline (311.99 litres per day). Subject to the mitigation measures as outlined within the Statement, the development is considered to be water neutral.

A Schedule of Proposed Fixtures and Fittings has also been submitted, and this provides the level of detail required to be certain that the development can be carried out in accordance with the water strategy contained within the Statement. A condition requiring that the development be carried out in accordance with these details is therefore recommended.

A revised Appropriate Assessment has been carried out and Natural England have been consulted. No objections have been raised subject to the measures identified within the Water Neutrality Statement. The application is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

1 **Pre-Occupation Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report reference C2831 rev P4 by CGS Civils dated 14.03.2024.). 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 185 and 186 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).

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: DC/24/0421
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Water Neutrality Report by CGS Civils dated 14.03.2024.	C2831 rev P4	18.03.2024
Supporting Statement	Water Efficiency Measures by cgs civils dated 14.03.2024	C2831 Rev - P	18.03.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 05.04.2024

Authorising Officer sign/initial RHERMITAGE Date: 15.04.2024