Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/23/1667
Cobweb Cottage, Emms Lane, Brooks Green, West Sussex, RH13 0TR

DESCRIPTION:
Demolition of existing cottage and erection of single storey replacement dwelling and associated outbuilding.

RELEVANT PLANNING HISTORY:

SP/43/97	Installation of dormer and rooflight to form room in roof Site: Cobweb Cottage Emms Lane Brooks Green	Application Permitted on 17.12.1997
SP/45/88	Garage conv to residential and single storey extension (From old Planning History)	Application Permitted on 25.01.1989

SITE AND SURROUNDS

The application site comprises a detached property, located in a semi-rural location on Emms Lane, Brooks Green. The application plot lies to the east of a single-track lane and is surrounded by vegetation and boundary fencing. The existing dwelling sits central to the site and is orientated to the south-west. There are no neighbouring properties to the south of the application site.

DETAILED DESCRIPTION

The application seeks permission to demolish the existing cottage and erect a single storey 4-bedroom replacement dwelling and associated outbuilding for workshop. The existing gross internal ground floor area is approximately 94.52m2, 112.16m2 including the first floor. The proposed replacement dwelling has a total habitable gross internal floor area of approximately 176.11m2 set over one floor. The outbuilding would have an internal floor area of approximately 40.36 m2.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 24 - Strategic Policy: Environmental Protection
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 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 40 - Sustainable Transport
Policy 41 - Parking

Shipley Parish Neighbourhood Plan (2019-2031):
Policy Ship HD3: High Quality Design

Shipley Parish Design Statement (2013)

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:

HDC Arboriculture: No Objection
The mature oak trees in the lane side hedgerow to the frontage of the property make a positive contribution to the rural landscape character.

The submitted tree protection plan is a reasonable assessment of the area of soft ground that requires protection from the associated development processes and includes a suitable specification for barrier fencing in accordance with the relevant design standard.

This requirement significantly constrains available working space on site, however, sufficient space exists to the side and rear of the proposed build which can be utilised with appropriate forward planning of logistics.

WSCC Highways: Comment
This application is for the demolition of an existing cottage and erection of a replacement dwelling with associated outbuilding. The site is located on Emms Lane, an unclassified road subject to national speed limit.

No alterations are proposed to the existing vehicular access arrangement. As the proposals are for a replacement dwelling, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

Three car parking spaces have been demonstrated in accordance with WSCC Parking Standards for a dwelling of this size and location. On-site turning appears achievable, although this would likely require a multi-point manoeuvre. A designated turning area would improve this, although no concerns are raised regarding the proposed layout.

No details of cycle parking provision have been provided – although there appears to be suitable storage space within the proposed outbuilding for secure bicycle storage.

In summary, the LHA does not consider that the 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 111), and that there are no transport grounds to resist the proposal.

Ecology Consultant: Recommend approval subject to conditions.

Nature Space: Comment

eDNA results confirm great crested newts' presence within the development boundary and the report recommends a Non-Licence Mitigation Plan due to low impact of development. Alternatively, if the developer wishes to remove all risk, a licence can be obtained through the Horsham District Licence scheme via NatureSpace or by applying for a European Protected Species Licence through Natural England.

Natural England: No Objection
We have no objection subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality.

Southern Water: Comment
Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest design and construction guidance.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Southern Water has noted that the applicant has submitted a Water Neutrality report which we understand the Local Planning Authority will be working in conjunction with Natural England on reviewing the developers' proposals. We would not comment on the developers' proposals directly, however if the LPA have any specific questions, they can be forwarded to us for a direct response.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Parish Comments:
Strong objection – the design is in direct contradiction to the Shipley Neighbourhood Plan (Policy Ship HD3: High Quality Design) and does not comply with the Parish's Design Statement as approved, by referendum, by the residents of the parish.

Representations:
None received.

Member Comments:
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

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) relates to the protection of the countryside. Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Replacement dwellings will only be supported on a one-for-one basis and if it can be demonstrated that the property is not derelict.

The application site is located outside the built-up area boundary, in a semi-rural settlement. The proposal involves the demolition of existing dwelling and a replacement dwelling on a one-for-one basis located within an existing residential curtilage. The application seeks permission to demolish the existing cottage and erect a single storey 4-bedroom replacement dwelling and associated outbuilding for workshop. The existing gross internal ground floor area is approximately 94.52m2, 112.16m2 including the first floor. The proposed replacement dwelling has a total habitable gross internal floor area of approximately 176.11m2 set over one floor; 216.47m2 including the outbuilding. It is recognised that the proposed dwelling would result in an increase in floor area. The proposed outbuilding would be used as a pottery studio, gym and workshop area for storage. While the proposed dwelling would have a large increase in floor area, it is recognised that the dwelling could be extended under permitted development rights.

The proposed dwelling would sit comfortably and appropriately within the context of the site and provides an opportunity for innovative development, as per NPPF 135. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance:

Policies 32 and 33 of the HDPF seek 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.

NPPF Policy 135 – *developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.*

Shipley HD3 – *All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. New development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.*

Shipley Parish Design Statement outlines that development should be in keeping with the rural nature of the Parish and be capable of being absorbed into the locality without adversely affecting the character of the Parish. The overall form of a new build needs to harmonise with the local Sussex style.

The proposed dwelling would occupy a similar location to the existing dwelling, by being in the centre of the site, although with a larger footprint. The replacement dwelling would, however, have a reduced overall height, as it is single storey. Flat roofs would be incorporated into the design, to reduce the overall bulk and mass of the dwelling. The objection from the Parish Council relating to the design being in direct contradiction to the Shipley Neighbourhood Plan and Design Statement is acknowledged. However, while the proposed dwelling may not replicate traditional building features listed within the design statement, the design does seek to create a harmonious relationship and reference the form and materials of other buildings in the area. The provided supporting statement provides examples of other development within the vicinity which have contemporary design features.

The existing materials are brick, clay tiles and white uPVC. The replacement dwelling will be clad in dark timber with a dark coloured zinc metal roof and dark aluminium doors and windows with canopies above the main entrance. These materials are considered to complement the semi-rural setting. There are examples of similar materials within the immediate vicinity, for example Wood Cottage used horizontal oak cladding (DC/19/0399). Decking is also proposed to extend from the kitchen, with

stepped access into the garden, the outbuilding is also proposed to sit on decking. It is noted that the outbuilding will replace the existing shed. The outbuilding is modest in scale, located in the north-west corner of the site, with a max. height of 3.3m.

The existing dwelling is of no especial architectural merit, with the proposal providing an opportunity to be innovative with design, while also being sympathetic to the surrounding environment and landscape. The proposed dwelling is considered to sit appropriately within the site, and is of a design, and vernacular that reflects the rural character of the locality, and introducing innovative design within its setting in light of NPPF paragraph 135. The access into the site would remain unchanged, with the parking retained in the north east corner of the site. The proposal is therefore considered to be of a design and form that would sit comfortably within the context of the detached dwellings of similar scale. It is therefore considered that the siting, scale, design, and form of the replacement dwelling is acceptable, in accordance with Policies 26, 28, 32 and 33 of the HDPF and paragraph 135 of the NPPF.

Trees and Landscaping:

The Arboricultural Impact Assessment confirmed that no trees existing on the site will be removed from the site to facilitate the proposed scheme, so the root protection areas will remain unaffected. There will however be temporary protective measures to ensure they are protected during the demolition and construction process. The HDC Arboricultural Officer raised no Arboricultural concerns to the proposal, as the proposed built footprint would not foreseeably have significant detrimental impact on the key rooting area of the roadside oak trees. Subject to conditions to protect the soft ground to the front of the site from the development process, no objections were raised.

Amenity Impacts:

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.

The site benefits from screening, and the proposed windows would be situated so they look out towards the South ensuring no overlooking or privacy concerns for neighbouring amenities. The dwelling would be single-storey and would retain sufficient separation from the shared boundary with the neighbouring dwelling. The siting and resulting relationship with neighbours to the North is considered sufficient to ensure no intrusive views over neighbouring properties and land would result. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. In addition, Policy 41 states that adequate parking and facilities must be provided within development to meet the needs to anticipated users.

The site is currently access via a driveway off Emms Lane, this access is proposed to stay as existing, with the provision of three car parking spaces. The access and on-site parking are considered acceptable and would not be expected to result in any adverse impacts on the highway network, highway safety or neighbouring amenity. There appears to be sufficient storage space within the proposed outbuilding for the storage of cycles so no further details are required. The highway impacts of the proposal are considered acceptable and in accordance with the above policy.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The applicant submitted a Water Neutrality Statement which outlined the proposed dwelling would have an increased occupancy and as such an increased water demand. The existing baseline water consumption is 335.01 l/day. Through the combination of offsetting within the dwellinghouse and rainwater harvesting, the proposed water demand would be reduced by 158.72 l/day. Therefore, the proposal would be water neutral.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The application is accompanied by an Ecological Appraisal and Bat Survey which identified the presence of common pipistrelle bats on site. Biodiversity enhancements recommended in the PEA and PRA Survey report (ArbTech, March 2023) an Emergence and Re-entry Surveys (ArbTech, July 2023) for foraging bats, reptiles, Hedgehog, nesting House Sparrow and Swift and invertebrates. Ecology was satisfied with the mitigation and compensation details in the Bat Emergence and Re-entry Surveys (ArbTech, July 2023). Conditions are recommended to ensure the mitigation measures are secured and implemented in full, in order to conserve and enhance protected and Priority species particularly those recorded in the locality.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity.
- Opportunities for biodiversity gain
- Cycle parking facilities
- Improved pedestrian and cycle links

Subject to these conditions the application will suitably reduce the impact of development on climate change in accordance with local and national policy.

Conclusions and Planning Balance:

The proposed dwelling is considered to improve the character and appearance of the site, improving the aesthetic value and would not result in harm to the landscape character and visual amenities of the street scene. While the proposal is not in direct compliance with the Parish Design Statement, it is considered that the Council would not discourage innovative development and the proposal would be a welcome addition to the site. The proposal is therefore considered to accord with the relevant local and national planning policies and is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	173.84m2	93.79m2	80.11m2
		Total Gain	**80.05m2**
		Total Demolition	**93.79m2**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: Any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

4 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or

materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved Tree Survey and Arboricultural Impact Assessment, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (slab level) Condition**: No development above ground floor slab level shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal and Preliminary Roost Assessment (ArbTech, March 2023) and Bat Emergence and Re-entry Surveys (ArbTech, July 2023) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

6 **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 07.09.2023) 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).

7 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (received 07.09.2023). 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).

8 **Pre-Occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority if lighting is required. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

9 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Apprasial and Preliminary Roost Assessment (ArbTech, March 2023) and the Bat Emergence and Re-entry Surveys (ArbTech, July 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g., an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

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**: The outbuilding hereby permitted shall be used solely for purposes incidental, as a workshop, gym and office, to the occupation and enjoyment of the residential property at Cobweb Cottage, Emms Lane, Brooks Green, West Sussex, RH13 0TR (as identified on the approved plans) and shall not be used as a separate unit of accommodation, as habitable living accommodation, for any commercial purposes or for any other purpose(s)/use(s).

Reason: The establishment of an additional independent unit of accommodation, additional living accommodation, commercial use or any other use(s) would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement (Tree Survey and Arboricultural Impact Assessment 07.09.23).

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

INFORMATIVE

The applicant is advised that the eDNA results confirm that great crested newts are present within the development boundary and the report recommends a non-licence mitigation plan. Alternatively, a licence can be obtained through the Horsham District Licence scheme via Nature Space or by apply for a European Protected Species Licence through Natural England. Contact Nature Space at info@naturespaceuk.com.

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/23/1667

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Design & Access Statement		NONE	07.09.2023
Location plan		A150-P-100	07.09.2023
Location plan		NONE	07.09.2023
Site plan	As existing	A150-P-101	07.09.2023
Elevation plan	As existing	A150-P-102	07.09.2023
Site plan	As proposed	A150-P-103	07.09.2023
Floor plan	As proposed	A150-P-104	07.09.2023
Elevation plan	North and East, as proposed	A150-P-105	07.09.2023
Elevation plan	South and West, as proposed	A150-P-106	07.09.2023
Section plan	A and B, as proposed	A150-P-107	07.09.2023
Supporting Statement	Overheating Risk Report	NONE	07.09.2023
Supporting Statement	Bat Emergence and Re-entry Surveys	NONE	07.09.2023
Supporting Statement	Existing Fittings Survey	NONE	07.09.2023
Supporting Statement	Water Neutrality	NONE	07.09.2023

Supporting Statement	Tree Survey and Arboricultural Impact Assessment	NONE	07.09.2023
Supporting Statement	Preliminary Ecological Appraisal and Preliminary Roost Assessment	NONE	07.09.2023
Elevation & Floor plan	Roof (Outbuilding), as proposed	A150-P-109	05.10.2023
Floor plan	As existing	A150-P-108	05.10.2023

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 09.02.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.02.2024