Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1127
Lion House, The Street, Cowfold, Horsham, West Sussex, RH13 8BW

SITE LOCATION & DESCRIPTION:

Lion House is a single storey building with a pitched roof, located on the east side of The Street, Cowfold. The site lies within the Cowfold Conservation Area and a number of Grade II listed buildings are located in close proximity to the site.

The site is set within the context of converted buildings, part business part residential, with the Coop to the north and an office to the south. Beyond these and to the east and west lie residential properties.

The site has previously been in use as a shop, it is currently vacant. Permission is sought to retain the retail use on the existing floor and extend the shop, through the addition of a first floor. This first floor is to be an office, used in relation to the shop floor space.

An amendment has been made to the plans to demonstrate the location of the northern elevation window of Palmerston House. This amendment is not one to the proposed plans and therefore a lack of re-consultation is not considered to prejudice any parties.

RELEVANT PLANNING HISTORY:

DC/20/1481	Replace existing single entrance door with new double doors and improved access for ambulant persons and wheelchair users.	Application Permitted on 05.10.2020
DC/23/2224	Erection of first floor extension to create first floor office space	Withdrawn Application on 12.04.2024

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 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 24 - Strategic Policy: Environmental Protection
Policy 27 - Settlement Coalescence
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 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Cowfold Neighbourhood Plan
Cowfold Parish have produced a neighbourhood plan which have been subject to successful Examination but cannot proceed to Referendum because of the legal requirements in relation to Water Neutrality and the Habitat Regulations.

Policy 14 - Employment

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 11: Environmental Protection
Strategic Policy 15: Settlement Coalescence
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 22: Shop Fronts and Advertisements
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 35: Town Centre Hierarchy and Sequential Approach
Strategic Policy 36: Town Centre Uses

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

Parish Design Statement:

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:

INTERNAL CONSULTATIONS

HDC Conservation:

The existing building retains some historic fabric but has been altered in the recent past. It was presumably part of the service buildings attached to the former Red Lion pub, now the Co-op. Its current scale and form is not significant in terms of preserving the character of the conservation area. The proposed enlargement to create a first floor will not dilute the character of the conservation area. The design will reflect a vernacular building type expected in this village context.

13/12/2024- Following the addition of further information

The proposed materials are almost acceptable subject to confirmation the windows will have flush fitting casements and the rooflights are velux heritage conservation rooflights.

HDC Environmental Health:

This department have no adverse comments to make regarding this application. It should be noted however that there are some neighbouring residential properties to the site and to mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls.

Economic Development:

From an economic point of view this type of proposal should be supported as it will provide office space, employment opportunities (in line with Priority 3 of the Economic Strategy) and make a vacant unit more viable.

OUTSIDE AGENCIES

WSCC Highways:

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 115), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

Four (4) letters of Objection have been received from four (4) addresses, objecting to the application on the following grounds:

- Impact pedestrian access.

- Highways, access and parking.
- Overdevelopment.
- Design.
- Privacy, light and noise.
- Out of keeping.
- Concerns about construction works and road capacity.
- Loss of general amenity.
- Security risk through access across the rooftops.

Parish Comments:

- Design
- Highway Access and Parking
- Other

Cowfold Parish Council (CPC) objects to this planning application as it did to the precursor DC/23/2224.

CPC strongly reiterates its objections to the proposed changes to this property set within the conservation area heart of the village.

Furthermore, Cowfold has an ongoing, significant issue with vehicular parking. Whilst the creation of potentially nine new jobs is to be acknowledged the likely introduction of a further nine vehicles seeking to park proximate to Lion House will compound the existing problem and potentially further compromise road and pedestrian safety.

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:

Policies 7 and 9 of the HDPF relate to economic development, with Policy 9 stating that the 'Expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable' and ' Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential.

Policy 14 of the Cowfold Neighbourhood Plan states that proposals that enable the development or enhancement of small-scale businesses will be supported where schemes are: within the built-up area boundary, or contained with existing buildings; or on previously developed sites; or in appropriate sustainable rural locations.

The proposed extension would be sited within the built-up area boundary (BUAB) of Cowfold, which is identified as a medium village, with a moderate level of services and facilities and community networks, together with some access to public transport. The existing ground floor space has been used as a shop,

this use continues to be proposed. The first floor use is proposed to be an office space, used ancillary to the shop space, where the Planning Statement outlines that the additional accommodation would improve the viability of the unit for future businesses. It is considered that the proposal would improve the facilities of the existing shop and subsequently has the potential to improve the offer for the wider community. The proposed development is therefore considered acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Policy 14 of the Cowfold Neighbourhood Plan states that proposals for business development will be supported where they are in keeping with the character and vitality of the local area.

The existing single storey building retains some historic fabric; however, this has been altered in the recent past. Its current scale and form is not significant in terms of preserving the character of the conservation area. As existing the single storey building is set between 2no. two storey buildings and to the east a single storey property with rooms in the roof area, it is not considered that the increased in scale and mass of the subject building would result in harm to the character and visual amenity of the street scene.

The barn end pitched roof would, in particular, reflect the appearance of other properties in the area. It is noted that the properties to the east are lower in height, and the proposed roof would not significantly exceed the height of these roofs. The proposal would have an approximate eaves height of 4.31m and approximate maximum height of 6.7m

The extension would have a tiled pitched roof, with a dormer to the eastern elevation and rooflights on the west elevation. The fenestrations would be revised with replacement and new windows. These are secured to be white, to match the fenestrations remaining. The materials have also been secured by condition, allowing for UPVC on less prominent elevations and timber on the more prominent. A timber window on the western elevation has been sought by condition to ensure the proposal remains in keeping and sympathetic to the streetscene.

The proposed design reflects a vernacular building type expected in this village context. In particular, the pitched roof with a barn end would reflect the appearance of buildings along this area of The Street.

Overall, the proposal is considered to fit suitably within the street scene. This, and the proposal's reflection of vernacular expected within the setting, ensure the proposal will not dilute the character and appearance of the conservation area.

Amenity impacts:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves.

Policy 33 of the HDPF continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Policy 14 of the Cowfold Neighbourhood Plan states that proposals for business development will be supported where they safeguard local residential amenity.

It is noted that concerns about construction works and road capacity have been raised. Inconvenience from construction works is though not reason to refuse permission, and there is no indication the circumstances here warrant such a conclusion.

The location and orientation of the proposed extension is expected to result in some overshadowing and loss of light for the properties to the north and east. Palmerston House, to the south, is already a two-storey property and the proposed maximum roof height would not considerably exceed the roof height of the property to the east. Given this the impact is not considered to be of unacceptable levels above and beyond the existing situation.

It is not that the subject dwelling is located in close proximity to residential properties to the north, south and east. The proposed development would involve the installation of roof lights to the west elevation, a dormer window to the east elevation, and windows to the north and south elevations. The proposed window opening to the north elevation would be located in close proximity to a bedroom window serving the first floor flat, with the window to the south elevation located in close proximity to a first floor window serving a bathroom. It is recognised that the proposed accommodation would benefit from a number of windows and roof lights, where obscure glazing the windows to the north and south elevations would not adversely impact the office accommodation for future occupiers. It is therefore considered reasonable and necessary to impose a condition requiring that these windows be obscure glazed and non-opening unless above a height of 1.7m.

The amendments to the ground floor fenestration are not expected to give significant views above and beyond the existing situation. The addition of an eastern elevation dormer window would provide some additional overlooking. Given this area is already heavily overlooked by the surrounding buildings the addition of one dormer on the elevation is not considered to be unacceptable.

The Environmental Health Officer has not raised concerns about the proposal causing levels of light or noise which would be detrimental to neighbouring amenity. No external lighting or external plant is proposed. The proposal would extend the opportunities for the occupation of the shop and use class E. In order to ensure the proposal has an acceptable impact on neighbouring amenity, it is considered reasonable and necessary to impose a condition that limits permitted uses within Class E. The Local Planning Authority are also aware of the close proximity of the site to residential properties.

The Environmental Health Officer has also recommended that hours of construction are restricted. These have been restricted in line with the recommendation to prevent any unacceptable harm to neighbouring amenity. It is understood an earlier start time was requested by the applicant; however, given the relationship with nearby residential properties, it is considered reasonable and necessary to impose a later starting time on Saturdays.

Highways Impacts

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy 14 of the Cowfold Neighbourhood Plan states that proposals for business development will be supported where they would not have an unacceptable effect on the local road network in terms of highway safety or residual cumulative impacts.

It is noted that concerns have been raised in objections and by the Parish Council in relation to the lack of parking proposed and the impact on pedestrians and highway safety.

The proposed development provides for no parking. Due to the constraints of the site no onsite parking can realistically be provided. Intended users of the site may to walk to the site or utilise the nearby public car park to the south.

Following consultation with WSCC Highways, it is recognised that any vehicular parking would have to be accommodated on-street or within the nearby public car park. While on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places

that could be detrimental to highway safety. In addition, the Local Highway Authority have not raised concerns about the proposals impact on pavements users safety.

Given the central location of the site, and the opportunity for parking locally, it is not considered that the lack of on-site parking would significantly or adversely impact highway safety and function. It is not therefore considered that this would justify a reason for refusal.

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.

Through the use of water efficient fixtures and fittings the Water Neutrality Statement demonstrates the site would use less water as proposed, than it's former use. As such, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 186 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

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.

The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Other Matters:

It is noted the Environmental Health Officer's comment has included the need for materials not to be burnt on site. This is a matter controlled through legislation outside of the planning process. It has therefore not been restricted by way of condition.

An objection has raised concerns about the proposal impacting the security of neighbouring properties. The proposal seeks to extend an existing property, due to its minor nature it is not considered the proposal could be refused on these grounds.

Conclusions:

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

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-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality statement for the proposed development at Lion House, The street, Cowfold, West Sussex, RH13 8BW received 7th of November 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 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).

4 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the window(s) on the first floor to the north and south elevations as shown on Plan reference 319.23.01b have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

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

5 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the premises shall not be used for Class E(d), Class E(f) or Class E(g(iii)) purposes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to potential amenity impacts, in accordance with Policy 33(2) of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The new roof junctions at ridge, hips, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The new windows fitted in the building hereby permitted shall have casements flush fitted with their frames if manufactured in timber or plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 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 below:

- Roof tiles: Hanging tiles red, reuse of existing tiles.
- First Floor Northern Elevation Window: Timber painted white
- Ground Floor Western Elevation Window: Ttimber painted white
- First Floor Southern and Eastern Windows: White UPVC or timber painted white
- Brickwork: To match existing
- Rooflights: Velux Heritage Conservation Rooflights

Unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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**: 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 09:00 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).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);

2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;

3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);

4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding ("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

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/24/1127
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Block Plan, Existing and Proposed Floor Plans and Existing and Proposed Elevations	319.23.01c	04.12.2024
Supporting Statement	Water Neutrality Statement for Proposed Development at Lion	20240501P1	07.11.2024

	House, The Street, Cowfold, West Sussex, RH13 8BW		

DELEGATED

Case Officer sign/initial Alice Johnson Date: 03/01/2025

Authorising Officer sign/initial Tamara Dale Date: 03/01/2025