



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1045

Sunnyside, Bentons Lane, Dial Post, West Sussex, RH13 8NW

DESCRIPTION:

Demolition of existing residential property & associated outbuilding. Erection of single replacement dwelling together with detached double garage

RELEVANT PLANNING HISTORY:

None relevant.

DESCRIPTION OF THE SITE

The application site is located on Bentons Lane in Dial Post Village and lies within an existing ribbon of residential development. Dial Post has been designated as a 'Secondary Settlement' in the Draft Local Plan. The site is within the draft secondary settlement boundary of Dial Post. To the north and south of the site are open fields/shrubland, with neighbouring dwellings lying to the east and west.

DESCRIPTION OF THE APPLICATION

The proposal seeks to demolish the existing dwelling and replace it with a proposed 4 bedroom detached two-storey dwelling. The detached dwelling would be on the same location as the existing dwelling but would occupy a larger footprint. The agent confirmed that the dwelling is not currently occupied. The proposed development therefore represents a replacement dwelling.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
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 40 - Sustainable Transport
Policy 41 - Parking

West Grinstead Neighbourhood Plan (2019-2031)

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 13: The Natural Environment and Landscape Character

Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Policy 45: Replacement Dwellings and House Extensions in the Countryside
Policy 46: Ancillary Accommodation

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

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: Comment [Summary]

The design of the proposed new access and associated hardstanding does not take due account of the constraints posed to new development by the trees along the lane side.

The proposed engineering would be detrimental to the key rooting environments and roots within the recommended root protection areas (RPA's) of the lane side trees. This would be foreseeably detrimental to their health and longer term positive contribution to the character and amenities of the semi-rural PROW.

I recommend that if acceptable in other planning respects, the access upgrading be limited to enlargement of the existing access with engineering to the East, away from the nearest tree, retaining the soft ground area in the NW portion of the plot.

HDC Arboriculture: [Summary]

I can confirm that the amendments are acceptable in terms of conserving the retained trees of merit along the roadside frontage.

The plan "Root Protection Plan" ref: dwg no.589-08 (A2) Rev A dated Aug 26 is acceptable in terms of the illustrated positioning and specification of tree protection measures. I recommend that this plan be conditioned.

Ecology Consultant: No ecological objection [Summary]

We are satisfied that there is sufficient ecological information available to support determination of this application.

The main building was found to have roosting Brown Long-eared bats maternity roost and day roosts of Serotine and Common Pipistrelle. No bats were found to be roosting within Building 3, although it has suitability and some old Brown Long-eared droppings. Building 2 was not found to possess any roosting bats. Due to the presence of roosting bats, including a maternity roost, it will be necessary for a European Protected Species (EPS) Licence to be obtained to undertake the work. As stated within the BERS, an updated emergence survey will be required by Natural England to inform the licence application, however, we are satisfied the LPA have enough information at this stage. The EPS licence

will include compensation measures to account for the loss of the Brown Long-eared maternity roost. A copy of the licence will need to be submitted to the LPA as proof and secured by a condition of any consent.

Southern Water: Comment [Summary]

Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

No soakaways should be connected to the public surface water sewer.

WSCC Highways: Comment [Summary]

The applicant proposes two vehicular access points onto Bentons Lane. As Bentons Lane is privately maintained, any proposed access works will be subject to formal approval from the road's proprietor.

Bentons Lane adjoins the public highway at Worthing Road, a C-classified road subject to a speed restriction of 30 mph in this location. No alterations are proposed to existing junction onto Worthing Road. An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing junction and access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern. This proposal is not anticipated to result in a significant material intensification of the existing access.

From inspection of the plans, the proposed double-bay garage is suitably sized and there is ample space on the drive to provide a suitable car parking provision and onsite turning. Secure covered cycle storage will be provided within the garage which will promote sustainable travel options.

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:

Representations:

4 letters of Objection have been received from 3 addresses, objecting to the application on the following grounds:

- Overdevelopment
- Inappropriate and excessive overdevelopment
- Disproportionate scale, bulk
- Overbearing and visual massing
- Amplified pressures on water neutrality
- Heightened construction and demolition impacts
- No wall should be built to the front of the property
- Severe conflict with Southern Water Statutory Infrastructure Assets
- Engineering non-viability of drainage strategy and flood risk
- Invasion of privacy – east side elevation balcony overlook patio area; windows should be obscured glazed and no balcony.

Parish Comments:

West Grinstead Parish Council: Support

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 is located outside of the designated built-up area boundary and is therefore within a countryside location. The proposal involves the demolition of the existing dwelling and outbuildings, and a replacement dwelling and garage on a one-for-one basis located within an existing residential curtilage. The application seeks permission to demolish the existing dwelling and erect a two-storey replacement dwelling with 4 bedrooms. The existing total gross external floor area is approximately 97.5 sqm, with the gross external footprint of the existing detached outbuildings 30 sqm. The proposed replacement dwelling has a total habitable gross external floor area of approximately 315 sqm. While the proposed dwelling would have a large increase in floor area, the curtilage area is of sufficient scale to accommodate this.

The proposed dwelling would sit comfortably and appropriately within the context of the site. The principle of the proposal is therefore considered acceptable and would accord with the above policy.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

The proposed dwelling would be sited on a similar location to the existing dwelling, although occupy a larger footprint. The proposal seeks to provide 4 bedrooms, presenting a traditional built form with dormers utilised on the first floor. A porch is proposed for a principal entrance on the north elevation, facing onto Bentons Lane approximately 13m from the lane. The front building line would sit in line with the established building line of the neighbours.

The curtilage and associated garden would be able to accommodate a larger dwelling than the existing, especially with the removal of existing outbuildings. There is an overall height increase of 0.56m, to 7.31 metres. The planning statement highlights that due to the sloping ground level down towards the west, the dwelling to the east, Beehive sits slightly higher and the dwelling to the west sits lower. It is considered that the ridge height would follow the established build pattern on the lane. While the proposal would increase the scale of the dwelling, it is considered that this can be accommodated

within the curtilage without resulting in harmful impact on neighbouring amenity or the wider landscape character.

While the proposal would increase the scale of the dwelling, it is considered that this can be accommodated within the curtilage without resulting in harmful impact on neighbouring amenity or the wider landscape character. The planning statement makes reference to a number of other similar replacement dwellings that have been approved in the immediate area. The site next door, Beehive, was approved in 2013 for a replacement dwelling. It is also noted that a replacement dwelling was approved at Bentons Cottage (DC/26/0465) in May 2026. It is considered that these replacements are comparable and would represent similar replacements.

The materials would reflect those already present within the immediate locality of the application site. These are multi coloured stock bricks with timber (Oak) weatherboarding to some first-floor walls, plain clay tiles cladding to the roof. These materials are considered suitable for the location.

The proposed garage would be located towards the south of the site. Secure cycle storage would be provided within the garage. The garage would have a height of 4.9m, which is considered appropriate. Solar panels are proposed on the south elevation roofslope. Materials would be multi-coloured red/brown stock bricks, clay tiles for the roof and Upvc double glazed windows and doors in grey colour. The drive and turning area would be formed of permeable block paving. The garage is considered to be suitably sited and of an appropriate design and form for the site.

The development is considered to be of a similar scale and size to the neighbouring dwelling, in keeping with the scale of the other dwellings on Bentons Lane and Dial Post Village. The proposed dwelling respects the established scale of the neighbouring development, fitting within the plot. The proposed replacement provides an improved design and appearance, utilising materials that are sympathetic to character of the area and surrounding development. The proposed dwelling would greatly improve the site, creating an attractive dwelling and retaining sufficient distance to the curtilage boundaries.

Trees and Landscaping:

The planning statement confirms that none of the trees on the site are subject to a Tree Preservation Order (TPO). All existing trees are to be retained, and the rooting environments of the existing trees within the curtilage and situated close to the site, will be safeguarded by the erection of tree protection fencing. A proposed root protection plan was provided, detailing the construction exclusion zones and tree protection fencing. Through these measures, there will be minimal encroachment into the root protection areas (RPAs) of the trees to be retained. HDC Arboriculture confirmed that the revised plans and amendments to the site were acceptable in terms of conserving the retained trees of merit along the roadside frontage. This plan will be conditioned for compliance.

Residential Amenity:

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 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.

Neighbouring objections to the proposal are acknowledged, these mainly concern; overdevelopment of the site, overbearing and visual massing, privacy concerns, and disproportionate scale and bulk. The proposed dwelling would maintain a distance of 4.36m to the dwelling to the west and 7.28m to the dwelling to the east. The proposal was amended following privacy concerns relating to the balcony on the east elevation. There is no longer a balcony on the east elevation and no first-floor windows so overlooking concerns have been mitigated. There are also no first-floor windows on the west elevation. It is considered that through the lack of windows and the orientation of the property with the principal entrance facing Bentons Lane, there would be minimal impacts on amenity regarding overlooking concerns. In relation to the overdevelopment concerns, it is considered the site is capable of accommodating a dwelling of this size and massing, the proposal has been designed to appear sympathetic to the existing dwelling and the established built form along the wider Bentons Lane. The

objections raised to the proposal are acknowledged. However, the proposed dwelling represents a logical and appropriate replacement to the existing dwelling on site, with its bulk and massing suitably accommodated, without encroachment onto curtilage boundaries and without resulting in unacceptable overlooking to adjoining neighbours. The amenity impacts of the proposal are therefore considered acceptable and in accordance with the above policy.

Highways Impacts:

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

The application proposes one vehicular access points onto Bentons Lane. Two access points were originally proposed, however, following consultation with HDC Arboriculture, this was reduced to one access point. A double-bay garage is also proposed to the south of the site, with a driveway providing access and turning space.

Bentons Lane adjoins the public highway at Worthing Road, a C-classified road subject to a speed restriction of 30 mph. There are no alterations proposed to the existing junction onto Worthing Road. There is no evidence to suggest that the existing junction and access to the property is operating unsafely or that the proposal would exacerbate an existing safety concern. WSCC confirmed that the proposed double-bay garage is suitably sized and there is ample space for car parking provision and onsite turning. Secure cycle storage will be provided within the garage. WSCC Highways did not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts. It is considered that as the proposal is a replacement dwelling, that the access and parking have already been established and there is unlikely to be intensification of the use of these, resulting in an adverse impact on the highway network. The highway impacts of the proposal are considered acceptable and in accordance with the above policy.

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 Preliminary Ecological Appraisal (PEA) submitted with the application highlighted that the main residential building has a known population of long-eared bats and outbuilding 1 has signs of roosting bats. Further works were therefore required to determine the population size, diversity of species present and roost classification. The surveys would determine the type and size of mitigation required. Bat emergence and re-entry surveys were submitted following this. The survey results confirmed a number of roosts present within Building 1 and concluded that there were high level of foraging and commuting across the site, particularly along the site boundary, with species present including pipistrelle, serotine, myotis and brown long-eared. The report concluded that a bat licence from Natural England is required to legally permit the works. Therefore, a condition requiring a bat licence will be attached to the planning permission.

Ecology commented that there was sufficient information available to determine the application, noting that a bat licence is required to undertake works and an updated emergence survey will be required by Natural England. Furthermore, the PEA states that there is Rhododendron and Bamboo present on site, and while there is no detail provided on the removal/measures to prevent spread, a CEMP condition was recommended to prevent further spread. No ecological objections were raised to the application.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species

Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and Policy N6 of the NPPF.

Other Matters:

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 5 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:

- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities
- Electric vehicle charging points

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

Foul and Surface Water Management:

In relation to foul drainage, a Southern Water public sewer runs through the centre of the site, and the submitted application indicates that the replacement dwelling would be connected to this existing network. Surface water would not be discharged to the public sewer but would instead be managed on site through the use of soakaways.

The site is not located within Flood Zones 2 or 3 and is therefore not identified as being at a heightened risk of fluvial flooding. Although the proposal would result in an increase in built development compared

to the existing arrangement, any soakaway system would be required to accommodate the resultant increase in surface water run-off and be designed in accordance with the requirements of Part H3 of the Building Regulations. Southern Water has also advised that surface water should not be discharged to the public foul sewer and that the adequacy of the proposed soakaways should be considered through the Building Regulations process.

Subject to the necessary approvals and consents being obtained from Southern Water for connection to the public sewer network, and approval of the soakaways at the Building Regulations stage of the development, it is considered that foul and surface water drainage can be satisfactorily accommodated. Given the existing infrastructure on the site, further detail by way of condition is not required. Accordingly, no objections are raised in respect of the proposed arrangements for foul and surface water drainage.

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 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 (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

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)	326.5m2	111.5m2	215m2
	Total Gain		215m2
	Total Demolition		111.5m2

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 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 or Earned Recognition 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 Local Planning Authority 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:** Prior to the commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any invasive non-native species present on site.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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 (as amended).

- 5 **Pre-Commencement (Slab Level) Condition:** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological

Appraisal (Ecology and Habitat Management Ltd, August 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the Local Planning Authority to discharge its duties under N2 NPPF (2026) and s40 of the NERC Act 2006 (as amended).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details as shown on the approved site plan [589-02 C] and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within the side or rear garden of the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

- 11 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence and Re-Entry Surveys (BERS) (Arbtech, September 2025) and the Preliminary Ecological Appraisal (Ecology and Habitat Management Ltd, August 2025) 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 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 (as amended).

- 12 **Regulatory Condition:** The garage hereby permitted shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety, and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **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).

- 14 **Regulatory Condition:** All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [Root Protection ref: dwg no.589-08 (A2) dated August 2026]

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).

- 15 **Regulatory Condition:** The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and 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), N6 of the National Planning Policy Framework (2026), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 16 **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) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 17 **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).

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/26/1045

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		589-01 A	30.06.2026
Site plan	Proposed	589-02 C	19.08.2026
Elevation & Floor plan	Existing and site	589-03 A	30.06.2026
Elevation & Floor plan	Proposed	589-04 B	19.08.2026
Elevation plan	Proposed front elevation including adjacent properties and roof	589-05 A	30.06.2026
Elevation & Floor plan	Proposed garage	589-06 A	30.06.2026
Plans	Proposed landscape	589-07 A	19.08.2026
Plans	Proposed root protection	589-08 A	19.08.2026
Supporting Statement	Preliminary Ecological Appraisal	NONE	30.06.2026
Supporting Statement	Bat Emergence and Re-Entry Surveys	NONE	30.06.2026
Design & Access Statement		NONE	30.06.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 14.09.2026

Authorising Officer sign/initial RHERMITAGE Date: 15.09.2026