Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0078
Brook House, Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:
Approval of details reserved by condition 7 to approved application DC/23/0249.

RELEVANT PLANNING HISTORY:

DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023

PLANNING ASSESSMENT
Planning Application DC/23/0249 was granted consent on 01.11.2023. This permission was for the following:

Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).

Consent is sought to discharge the details reserved by condition 7: -

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 (Water Neutrality Report reference 585022 WNR Issue B dated 15.08.2023) 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).The requirements of the condition have been satisfied.

In response to the above condition the applicant has provided a 'Water Neutrality Report 585022 WNR' detailing:

- Schedule Existing Fixture and Fittings
- Schedule Proposed Fixture and Fittings
- Rainwater Harvesting Tank

It is noted that this report reflects that originally submitted as part of the planning application. The report has though been reconsidered to assess whether the level of detail provided in respect of fixtures, fittings and rainwater harvesting is sufficient to address the requirements and reason of the condition. It is considered that there is sufficient detail to demonstrate that the identified water consumption and savings can be delivered and secured as part of the approved development.

The submitted details are therefore considered acceptable. It is noted that condition 8 of the above permission requires evidence that the approved water neutrality strategy has been implemented in full, with these requirements sufficient in conjunction with condition 7 to ensure water neutrality is achieved.

Recommendation: Application Permitted

Plans list for: DISC/25/0078
(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
Supporting Docs	Water Neutrality Report	585022 WNR	05.03.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 30.04.2025

Authorising Officer sign/initial Guy Everest Date: 30.04.2025