Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0044
45 Barleycroft, Cowfold, West Sussex, RH13 8DP

DESCRIPTION:
Approval of details reserved by conditions 12,13,14,15 to approved application DC/21/2584

RELEVANT PLANNING HISTORY:

DC/21/2584	Erection of a detached bungalow.	Application Permitted on 30.09.2022

PLANNING ASSESSMENT

Planning Application DC/21/2584 was granted consent on 30.09.2022. This permission was for the following:

Erection of a detached bungalow

Consent is sought to discharge the details reserved by conditions 12, 13, 14 and 15:

Condition 12:

Pre-Occupation Condition*: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submitted landscaping plan indicates the areas of garden laid to lawn, areas of permeable paving, and confirms that no changes are proposed to the planting and boundary treatments as existing. A 1.8m high featheredge fence has been erected between the existing and new dwelling, which appears consistent with the prevailing boundary treatments in the surrounding area. In addition, the use of permeable paving and laid lawn is considered satisfactory in this built-up location. The submitted detail is therefore considered sufficient pursuant to condition 12.

Condition 13:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation of the development hereby permitted and thereafter be retained for use at all times.*

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

The submitted landscaping plan indicates the location of the bin storage area to the front of the dwelling, adjacent to the parking area. Sufficient space would be provided for the mandated general waste and recycling bins, in addition for a third for optional garden waste. The submitted detail is therefore considered sufficient pursuant to condition 13.

Condition 14:

***Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (prepared by motion, dated 26.08.2022). 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 (including any offsetting / retrofitting measures in relation to the existing property on site at 45 Barleycroft, Cowfold). 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).

and

Condition 15:

***Pre-Occupation Condition**: 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).

The applicant has provided evidence of the installed fixtures and fittings for the new and existing (retrofitted) dwelling. Officers note that whilst there appears to be some departure from the approved

Water Neutrality Statement in terms of the choice of fixtures, the provided Part G calculation demonstrates that those installed would provide a lower demand than approved (56lpd compared to 57.29 for the proposed dwelling, and 66.3 instead of 105.83 for the existing dwelling). Whilst the submission is not technically in accordance with the approved details, the resultant water demand would be lower than what was approved. The installed fixtures and fittings therefore achieve wate neutrality as required. The submitted detail is therefore considered sufficient pursuant to conditions 14 and 15.

Recommendation: Application Permitted

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: DISC/25/0044

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Details plan	LANDSCAPE PLAN		13.02.2025
Photos	PHOTOS OF FIXTURES AND FITTINGS		23.04.2025
Details plan			13.02.2025
Supporting Statement	COVER LETTER		13.02.2025
Supporting Docs	PART G [PROPOSED]		23.04.2025
Supporting Docs	PART G [EXISTING]		23.04.2025