Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0013
The Field, Brighton Road, Woodmancote, West Sussex, BN5 9ST

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2 to approved application DC/24/0421

RELEVANT PLANNING HISTORY:

DC/24/0421	Non Material Amendment to previously approved application DC/23/0389 (Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage) Amendments to fixtures and fittings.	Application Permitted on 15.04.2024

PLANNING ASSESSMENT

Planning Application DC/24/0421 was granted consent on 15.04.2024. This permission was for the following:

Non Material Amendment to previously approved application DC/23/0389 (Demolition of existing dwellinghouse and erection of replacement dwellinghouse with detached garage) Amendments to fixtures and fittings.

Consent is sought to discharge the details reserved by condition 2.

Condition 2:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Report reference C2831 rev P4 by CGS Civils dated 14.03.2024.). 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 185 and 186 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 information submitted is not particularly clear, but having reviewed the information it is understood that the fixtures and fittings are as follows:

Master Bedroom Ensuite

Shower Head – 12.3 litres per minute / 9.1 litres per minute

Tap – 5 litres per minute

Bedroom 2 Ensuite

Shower Head – 10.3 litres per minute / 17.5 litres per minute / 23.7 litres per minute

Tap – 4.9 litres per minute / 5.6 litres per minute / 7.3 litres per minute / 9.7 litres per minute / 12.12 litres per minute

Bedroom 3 Ensuite

Tap – 5.5 litres per minute / 7.6 litres per minute / 10.9 litres per minute / 13.3 litres per minute / 15.5 litres per minute / 17.4 litres per minute

Toilet – 2 / 4 litres

Shower Regulator – 9 litres per minute

Bedroom 4 Ensuite

Shower Head – 10.3 litres per minute / 17 litres per minute / 27.3 litres per minute

Tap – 4.9 litres per minute / 5.6 litres per minute / 7.3 litres per minute / 9.7 litres per minute / 12.2 litres per minute

Toilet – 2 - 4 litres per minute / 5 - 6 litres per minute

Kitchen

Dishwasher – 9.5 litres per minute

Washing Machine – 48 litres per cycle

Tap - Unknown

Cloakroom

Tap – 5.5 litres per minute / 7.6 litres per minute / 10.9 litres per minute / 13.3 litres per minute / 15.5 litres per minute / 17.4 litres per minute

Toilet – 2 - 4 litres per minute / 5 - 6 litres per minute

Having compared this information with the Part G Calculator provided within the approved Water Neutrality Statement, the fittings and fixtures presented do not meet the flow rates of volumes contained within the document. It has not therefore been evidenced that the proposed fixtures and fittings would meet the approved water demand, and it cannot therefore be concluded that the development would be in accordance with the approved Water Neutrality Statement and remain water neutral. In addition, the applicant has not provided evidence of the installed fittings, as per the requirements of the condition as above.

The requirements of the condition have not therefore been satisfied.

Recommendation: Application Refused

Reason:

1 The details as submitted do not adhere to the figures provided within the Part G Water Calculator contained within Appendix A of approved Water Neutrality Statement reference C2831 Rev -P4 by cgs civils dated 14 March 2024. Furthermore, the applicant has not provided evidence of the installed fittings, as per the requirements of the condition.

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/25/0013
Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	BED2_WN ALL DOCS		14.01.2025
Supporting Docs	BED3_WN ALL DOCS1		14.01.2025
Supporting Docs	BED3_WN ALLDOCS		14.01.2025
Supporting Docs	BED4_WN ALL DOCS		14.01.2025
Supporting Docs	CLOAKROOM_WN ALL DOCS		14.01.2025
Supporting Docs	INVOICES WN		14.01.2025
Supporting Docs	KITCHEN AND UTILTY WN		14.01.2025
Supporting Docs	MASTER ENSUITE_WN		14.01.2025
Supporting Docs	BED 3_WN ALL DOCS 1		14.01.2025

DELEGATED

Case Officer sign/initial Tamara Dale Date: 28.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 12.03.2025