HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	40 Bank House, Flat B, Hight Street, Steyning, West Sussex BN44 3YE
DESCRIPTION:	Removal of Condition 8 of previously approved application DC/21/1620 (Change of use of first floor from offices (Use Class E) to a residential use (Use Class C3) comprising of 1no apartment and 1no holiday let associated internal and external alterations and additions (Full Application) top remove the holiday-let condition.
REFERENCE:	DC/24/1813
RECOMMENDATION:	Advice / No Objection / Objection / **More Information** / Modification / Refusal

SUMMARY OF COMMENTS & RECOMMENDATION:

All observations and comments are given on the basis that the accommodation is used for short stay holiday accommodation only. A higher standard maybe required if used as a residential dwelling.

MAIN COMMENTS:

Observations/comments

1. Further information and clarification are required before comments can be made regarding the removal of Condition 8. It is unclear from the plans submitted what is the current layout of the apartment and holiday let, and what, if any proposed works are. The key on the plan indicates several revisions but this has not been clearly indicated on the plan what works these relate. Written clarification is required to confirm if all works completed comply to the Building Regulations. A floor plan showing the actual current layout of both dwellings must be submitted to enable comments to be made.

2. From reviewing the proposals, we note that water neutrality requirements are not proposed to be met with a private water supply such as a rainwater harvesting system or an onsite borehole. Should this change and a private water supply is proposed then we would ask that Environmental Health are re-consulted.

ANY RECOMMENDED CONDITIONS:

NAME:	Samantha Smith, Area Environmental Health Officer
DEPARTMENT:	Environmental Health and Licensing
DATE:	24th December 2024