



## **DELEGATED APPLICATIONS - ASSESSMENT SHEET**

### **APPLICATION NO./ADDRESS:**

DC/26/0088

Coombe Cottage, Church Road, Mannings Heath, West Sussex, RH13 6JE

### **DESCRIPTION:**

Erection of a two storey 4-bedroom dwelling with associated parking and landscaping.

### **RELEVANT PLANNING HISTORY:**

|            |                                                                                                                                                                                                                                                                       |                        |           |        |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|--------|
| DC/20/1851 | Demolition of existing timber garage and shed.<br>Erection of No.2 double storey dwellings with associated parking and landscaping.                                                                                                                                   | Application 11.01.2021 | Refused   | on     |
|            |                                                                                                                                                                                                                                                                       | Allowed 15.06.2021     | on        | Appeal |
| DC/23/1442 | Demolition of existing timber garage and shed.<br>Erection of 1no two storey 4-bedroom dwellinghouse with associated parking and landscaping                                                                                                                          | Application 28.06.2024 | Permitted | on     |
| DC/24/1008 | Removal of Condition 2 of previously approved application DC/20/1851 (Demolition of existing timber garage and shed. Erection of No.2 double storey dwellings with associated parking and landscaping)<br>Minor material amendments to the approved plans and design. | Application 03.09.2024 | Permitted | on     |

### **DESCRIPTION OF THE SITE**

The site is located within the Built-Up Area Boundary of Mannings Heath and comprises a residential plot with a host dwelling located along the southern boundary. A detached timber garage leads almost directly off the narrow Church Road pavement close to the northern site boundary. The plot is currently well-screened along the front boundary by way of a mixed hedge with conifers, a maple, and beech hedging.

### **DESCRIPTION OF THE APPLICATION**

The application seeks permission to demolish an existing timber garage and shed, with subdivision of the plot to create a new curtilage for a two-storey four-bedroom dwelling with associated parking and landscaping. The site has an extensive planning history, with this application following two previous permissions, one for the erection of 1no. two storey 4-bedroom dwelling (ref: DC/23/1442) and a (now expired) permission for 2no two-bed semi-detached dwellings which was granted permission on appeal under ref: DC/20/1851.

### **RELEVANT PLANNING POLICIES**

#### **The National Planning Policy Framework (NPPF)**

#### **Horsham District Planning Framework (2015):**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy  
Policy 16 - Strategic Policy: Meeting Local Housing Needs  
Policy 31 - Green Infrastructure and Biodiversity  
Policy 32 - Strategic Policy: The Quality of New Development  
Policy 33 - Development Principles  
Policy 36 - Strategic Policy: Appropriate Energy Use  
Policy 40 - Sustainable Transport  
Policy 41 – Parking

### **Nuthurst Parish Neighbourhood Plan (2015-2031)**

Policy 1: A Spatial Plan  
Policy 10: Housing Design  
Policy 14: Green Infrastructure and Biodiversity

### **Nuthurst Parish Design Statement**

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five-year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, with the supply currently calculated as being 1.7 year. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

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

Strategic Policy 1: Sustainable Development  
Strategic Policy 2: Development Hierarchy  
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

### **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](http://www.horsham.gov.uk)

#### **Consultations:**

##### **INTERNAL CONSULTATIONS**

**HDC Arboriculture:** Comment. No trees on the site are subject to a Tree Preservation Order (TPO), nor is the site located within a conservation area. Therefore, the existing trees are not subject to any planning constraints.

The built form of the proposed dwelling will not adversely impact any retained trees on the site or any trees of significant merit of amenity value in the surrounding area.as such no concerns are raised with the location of the new dwelling.

The primary tree-related impacts at the site relate to the proposed access arrangements, particularly the impact on the yew tree at the front of the property. While the yew tree is not of exceptional merit, with regards to its form, as it has been topped in the past. Nevertheless, it still contributes to the character of the street scene and provides effective screening for the existing property, which would also be the case for the proposed dwelling.

There are no concerns regarding the location of the new water meter in the footway, but it would need to be installed using a trenchless incursion method where it falls within the RPA of the Yew, rather than by a hand-dug open trench.

The water main would need to be installed using a trenchless method, such as impact moling, which allows underground pipes, cables, and ducts to be installed without the need for continuous open trenches.

**HDC Landscape Architect:** No landscape objection, subject to conditions

#### OUTSIDE AGENCIES

**Southern Water:** Standard consultation response

**WSCC Highways:** No Objection. WSCC were previously consulted previously on Highway Matters for this location under planning application no. DC/23/1442 to which no objections were raised.

**NatureSpace:** Comment. The applicant has submitted a PWMS for great crested newts. This approach would be deemed appropriate in this situation. The measures within the statement should be secured via a compliance condition.

#### Representations:

Two representations have been received, objecting to the application on the following grounds:

- Opening onto Church Road already restricted, creating a safety hazard.
- Design out of keeping with existing homes.
- Overcrowding.
- Loss of habitat.
- Directly overlook neighbouring amenity / loss of privacy.
- Create additional noise.

#### Parish Comments:

None received

#### 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 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages that have defined built-up areas. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.

The proposed development would be located in an established residential area within the defined boundary of Mannings Heath. The scale of development, comprising 1 additional dwelling, would maintain the characteristics and function of the settlement, which comprises a small village. The principle of the proposal is therefore considered acceptable, subject to detailed considerations.

### **Housing Mix**

The Nuthurst Neighbourhood Development Plan (2015-2031) ('the NNDP') sets objectives and measures for the parish which include 'to provide a mix of dwelling types including particularly smaller dwellings for young families and starter homes for younger people' and 'to locate new housing in and adjoining the main settlements of the parish'.

It is acknowledged that there is a clear desire for smaller units within the neighbourhood plan area and this was considered in both the previous appeal decision at the site and the previous planning approval (DC/23/1442). The Inspector in the previous appeal decision (for 2 x 2-bed dwellings), noted that, *'the proposal would add to the Council's housing supply in Mannings Heath through the provision of two 'starter-home' type dwellings that would be suitable for a range of households that would be within easy reach of nearby Horsham for services and employment.'*

The current proposal is similar to an extant planning permission (ref: DC/23/1442) for 1 x 4-bed dwellinghouse on the site. It was considered as part of this application's planning assessment, that while some conflict would be created with the above objective of the NNDP, it would not as a matter of course be contrary to relevant planning policy. The Council is not currently able to demonstrate a 5-year supply of housing with the proposal entailing the formation of a new dwelling in a sustainable location within an established settlement. It is considered that the benefit derived from a new dwelling in such a location would outweigh any concerns regarding the size of the dwelling being delivered by the proposal. On this basis, the proposed dwelling mix is considered acceptable in this instance.

### **Design and Appearance:**

Policies 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.

Policy 10 of the Nuthurst Neighbourhood Development Plan: *'The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.'*

The application site is within an established residential location comprising varied development, with detached, semi-detached and terraced properties present. The existing properties on Church Road tend to be set back from the highway, with expansive gardens, trees and hedges creating an attractive built environment. Coombe Cottage is reflective of this, entailing a modest brick and tile detached dwelling, with a separate timber garage, set within a generous plot.

The proposed dwelling would be sited to the side of Coombe Cottage, within the subdivided plot, with a building line reflective of both neighbouring properties. This approach follows that established through the existing planning permission on the site. The dwelling would benefit from generous garden space to both the front and rear, with vegetation and landscaping proposed to the front to mitigate views from the street scene. The retention of some hedging and landscaping to the front boundary of the property would help to soften the parking and views of the dwelling, similar to the prevailing character and appearance of the area.

The proposed design takes elements from the previous permissions. There are a number of changes compared to the previous planning approval (ref: DC/23/1442). These changes reflect the design of the dwelling proposed in DC/25/0101, with a hipped roof and porch over the front door. A Juliet balcony proposed on the west elevation. Due to the distance from nearby neighbours, it is not considered that the Juliet balcony would result in an unacceptable overlooking. The proposed materials would adopt a similar vernacular to the existing surrounding, with the use of plain clay tiles, render and brickwork plinth. It is considered that this approach would create a pleasing sense of symmetry to the dwelling which would sit comfortably within the street scene, taking into account the scale and form of surrounding development.

It is considered that the proposal would accord with the character and appearance of the area and hence meets the aims of Policies 32 and 33 of the HDPF (2015) and Policy 10 of the Nuthurst Neighbourhood Plan. This view is consistent with the preceding appeal decision, which similarly concluded that the appeal proposal would accord with the character and appearance of the area, and hence meets the aims of Policies 32 and 33 of the Horsham District Planning Framework 2015 and Policy 10 of the Nuthurst Neighbourhood Plan 2015, which say amongst other things, that developments shall be required to ensure that the scale, massing and appearance of the development is of a high standard of design and layout, and where relevant, relates sympathetically to its surroundings.

### **Trees and Landscaping:**

The new building and hard landscaped area, such as the driveway, are positioned outside the root protection areas of the surrounding trees, with a number of new bushes, hedging and trees proposed on site.

Landscape confirmed that a single dwelling could be accommodated within the site from a landscape perspective. A hard and soft landscaping plan has been submitted which details the trees which are to be retained and those which are to be removed. As well as the hard landscaping, such as the permeable gravel, porcelain paving and granite setts. There is only one tree to be removed which is the Acer close to the front boundary of the site. There are also two replacement trees proposed in the rear garden. The existing hedging to the front is to be retained and will ensure that the site is screened from the road and site boundaries/planting continues to be reflective of the existing character of the locality. The scheme should be implemented in accordance with the submitted plan.

With regard to the trees on site, there are no trees on site that are subject of a Tree Preservation Order (TPO) and the site is not located within a conservation area, so the existing trees are not subject to any planning constraints. HDC Arboriculture concluded that the built form of the proposed dwelling would not adversely impact any of the retained trees on the site and so no concerns were raised with the location of the new dwelling. The tree-related impacts relate to the proposed access arrangements, mainly the impact on the yew tree to the front of the property as this contributes to the character of the street scene and provides effective screening for the existing property. HDC Arboriculture requested further information on some of the works falling within the root protection area of the Yew Tree, as well as confirmation on the underground services that would be connected to the dwelling. This information was provided, and the Applicant confirmed that the water main would be installed using a trenchless method, such as impact moling, which HDC Arboriculture were satisfied with and had no further comments to make. The proposed works should therefore be undertaken in accordance with the submitted hard and soft landscaping plan and replanting scheme.

### **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.

No unacceptable harm on neighbouring amenity has been identified, and this view was shared through the previous applications and permissions for housing on this site. As with the existing permissions, the dwelling has been designed to alleviate overlooking by implementing obscure glazed first-floor windows on north and south side elevations. The arrangement of front and rear window openings would not create any views which would be unusual or unexpected in an established residential location such as this, and no harmful loss of privacy would result.

The siting of the dwelling would maintain sufficient separation from dwellings to the rear of the application site and would have similar density to surrounding residential plots. The separation gaps around the dwelling are similar to those seen between other properties on Church Road, with this siting together with the proposed scale considered sufficient to prevent any unacceptable harm to neighbouring amenity.

It is considered, taking into account the planning history of the site and the proposed scheme, that the amenity impacts of the proposal are 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 existing access onto Church Road is proposed to serve the new dwelling. The applicant demonstrated a visibility splay considered acceptable by the Local Highways Authority (LHA), as previously commented on as part of application ref: DC/23/1442. Whilst there would be a minor intensification of use of the access occurring, the LHA deemed on balance that the benefit gained from provision of a turn on site would be considered a benefit over the existing situation. The proposed access must also be implemented under a licence application obtained from WSCC Highways. Furthermore, both the proposed dwelling and Coombe Cottage would be provided a secure and covered cycle parking facility.

The proposed dwelling would be afforded a three-space hardstanding provision. The layout also provides the opportunity for parked vehicles to turn on site. The new dwelling would meet the demands of dwellings of this size in this location as per the WSCC Car Parking Demand Calculator. This existing dwelling will be provided a two-space hardstanding provision with a turn on site. This is deemed an improvement when compared to the existing provision of a single timber garage.

It is considered that the proposal would accord with the above policies, and that the proposal would not have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, and accordingly, there are no transport grounds to resist the proposal.

### **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 paragraph 193 of the NPPF.

### **Great Crested Newts**

The applicant submitted a precautionary working method statement for great crested newts. This details a method for delivering development while also minimising risk to great crested newts during the construction of the dwelling. Through adhering to the precautionary methods, the developer will significantly reduce the likelihood of causing harm to the protected species, complying with national legislation and positively contributing to local biodiversity. Nature Space confirmed that this approach would be deemed appropriate in this situation and advised that the measures should be secured through a compliance condition.

### **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 14 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:

- Requirement to provide full fibre broadband site connectivity
- 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.

## **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 principle of residential development on site has been established through a number of existing applications, such as DC/24/1008, for 2no two-bed semi-detached dwellings, and DC/23/1442 for 1no. 4-bed dwellinghouse. Both of these permissions remain extant, and could still be implemented, therefore representing a meaningful fallback position.

The proposed dwelling would be of a similar size and scale to the previously permitted scheme, proposing a single detached dwelling rather than the permitted semi-detached pair of properties. This scale of development would reflect that which exists in the immediate vicinity of the site, and the balance of considerations are such that it is recommended that planning permission be granted for the proposed 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-Occupation Condition:** No part of the development hereby permitted shall occupied until the first-floor window serving the ensuite on the South elevation and the first-floor window serving the bathroom on the North elevation, as shown on Plan 643/421D, have been fitted with obscured glazing. No part of those windows that are less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.0 x 45m to the north and 2.0 x 36 metres to the south have been provided at both the existing and proposed vehicular access points onto Church Road, in accordance with plans and details to be submitted and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level or as otherwise agreed.

Reason: In the interest of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawings.

Reason: In the interest of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans. The cycle parking spaces shall be retained in accordance with the agreed details thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with drawing number [643/400D]. These facilities shall 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).

- 8 **Pre-Occupation Condition:** No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until 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 has been 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).

- 10 **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).

- 11 **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).

- 12 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of the 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), Paragraph 193 of the National Planning Policy Framework (2024), 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).

- 13 **Regulatory Condition:** The new roof junctions at ridge, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, and hogs back or half round ridge tiles.

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:** The windows to the dwellinghouse hereby permitted shall have casements flush fitted with their frames.

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).

- 15 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

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).

- 16 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the Great Crested Newts Precautionary Working Method Statement set out in [GCN PWMS RH13 6JE Jan 2026]

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to

enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 17 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the hard and soft landscaping measures set out in [Hard and Soft Landscaping Plan 03 - dated 20.03.2026].

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).

- 18 **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).

- 19 **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 and 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).

#### 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.

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#### **Plans list for: DC/26/0088**

(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 |
|----------------------|-----------------------------------------|----------------|---------------|
| Location & Site plan | Proposed                                | 643/200a       | 30.01.2026    |
| Site plan            | Building regulations proposed site plan | 643/400D       | 11.03.2026    |

