Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0224
The Bungalow, West Street, Billingshurst, West Sussex, RH14 9LQ

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/21/2706

RELEVANT PLANNING HISTORY:

DC/21/2706	Erection of a two-storey dwelling, detached garage and creation of a new access.	Application Permitted on 29.09.2023

PLANNING ASSESSMENT

Planning Application DC/21/2706 was granted consent on 29.09.2023. This permission was for the following:

Erection of a two-storey dwelling, detached garage and creation of a new access

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (prepared by James Eaton-Hennah, Date: 04.9.2023.). The development hereby permitted shall not be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development 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).

DISC/25/0154 was previously submitted to discharge condition 3 and other conditions, providing details of:

- Invoice copy: 3000 L Rainwater tank
- Rainwater Harvesting Tank details (re 3000 L tank)
- Part G Water Efficiency Calculator for New Dwelling

Discharge of condition 3 was refused under DISC/25/0154 as it was considered that whilst the Applicant had submitted a Part G Water Calculator and details of the proposed rainwater harvesting system, no details were provided in respect of the fittings and appliances to be installed, in particular, no specification or schedule of the water efficiency measures to be installed were provided. The condition explicitly states that this information is required, including evidence of their installation. No evidence had been provided to demonstrate that the fixtures and fittings have been installed, with no

photographs provided. For these reasons, insufficient information was considered provided to demonstrate that the requirements of the condition have been satisfied.

Under this new submitted application, further requested details have been provided including the following:

- Water Efficiency Installation & Compliance Statement – detailing the fittings and appliances installed and specification of the water efficiency measures installed, with photos provided.

- Washing Machine (Indesit) invoice, Bathroom plumbing invoice for taps showers with flow limiter specs. Victorian plumbing invoice taps/mixers, Bristan flow regulators spec, toilet spec

- Invoice copy: 3000 L Rainwater tank, Rainwater Harvesting Tank details (re 3000 L tank)

- Part G Water Efficiency Calculator for the New Dwelling

These details align with that shown within the Water Neutrality Statement and it is considered that the requirements of the condition have been satisfied.

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/25/0224
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Rainwater Harvesting Tank Details		15.07.2025
Supporting Docs	3. Rainwater harvesting tanks - Invoice 0000073918 from Graf UK Limited		15.07.2025
Supporting Docs	Water Efficiency Calculator		15.07.2025
Supporting Docs	The Water Efficiency Calculator for New Dwellings		15.07.2025
Supporting Docs	Water Neutrality Statement		15.07.2025
Supporting Docs	Bristan Flow Regulators Product Data Sheet		15.07.2025
Supporting Statement	DESIGN AND ACCESS STATEMENT		15.07.2025
Supporting Docs	Water Efficiency Installation & Compliance Statement		15.07.2025
Supporting Docs	Intergrated Washing Machine		15.07.2025
Supporting Docs	Lamona Dishwasher		15.07.2025

Supporting Docs	Victoria Plumbing Invoice		15.07.2025
Supporting Docs	Pro 600 Modern Fully Back To Wall Toilet With Soft Close Seat Online		15.07.2025
Supporting Docs	Sales Order Receipt		15.07.2025
Supporting Docs	Washing Machine Invoice		15.07.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 16.07.2025

Authorising Officer sign/initial Tamara Dale Date: 16.07.2025