Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/26/1246
Land at The Crows Nest, New Hall Lane, Small Dole, West Sussex, BN5 9YH

DESCRIPTION:
Erection of a single chalet bungalow and detached garage.

RELEVANT PLANNING HISTORY:

DC/24/1799	Part demolition and extension to create a four bedroom house. Demolition of the existing garage and erection of a new garage.	Application Permitted on 13.02.2025
PE/23/0256	The proposal seeks to erect a new dwelling to the rear of the existing dwelling 'Crow's Nest'.	Pre-Application Advice Given on 10.04.2024

DESCRIPTION OF THE SITE
New Hall Lane is a quiet residential road with mostly detached properties of varying characters. There are many examples of new build dwellings and newly refurbished properties with modern designs incorporating traditional materials such as clay tiles/ brick frontages and timber porches.

DESCRIPTION OF THE APPLICATION
The application seeks permission to erect a new four bedroom detached dwellinghouse and detached car port to the rear of the existing 4 bedroom dwelling known as 'The Crows Nest'. The development would incorporate an area for hardstanding to provide additional parking for four vehicles in total.

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 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Henfield Neighbourhood Plan (2021):
Policy 1 - A Spatial Plan for the Parish
Policy 2 - Housing Site Allocations
Policy 4 - Transport, Access and Car Parking
Policy 8 - Broadband Infrastructure
Policy 10 - Green Infrastructure and Biodiversity
Policy 12 - Design Standards for New Development

Henfield Parish Design Statement

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs
Policy 39: Affordable Housing
Policy 40: Improving Housing Standards in the District

Planning Advice Notes:
Shaping Development in Horsham

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

Consultations:
HDC Arboricultural Officer: Initial Comment [Summary]
The dwellinghouse and hardstanding would need to moved to the outside of the RPA of the T29 which has now been covered by a Tree Protection order. The submitted AMS, and TPP include details relating to tree protection fencing, construction exclusion zones, ground protection, arboricultural supervision and low-dig construction techniques. The proposed protection measures generally accord with the key principles of BS5837:2012.

HDC Arboricultural Officer: No objection with the amended position of the dwelling, however, please condition the tree protection measures contain within Demolition and Tree Translocation Plan - Drw No. LLD3852-ARB-DWG-203.

Ecology Consultant: No Objection, subject to conditions.

Southern Water: Comment: -

- Southern Water raises no objection in principle to the development.
- Landscaping and tree planting must take account of nearby water mains, sewers and rising mains, in accordance with Southern Water guidance.
- A pre-commencement condition is requested requiring details of landscaping proposals near public apparatus to be submitted and approved in consultation with Southern Water before development begins.
- Southern Water confirms that a water supply connection can be provided to serve the development.
- The developer will need to submit a formal application for a new water connection through Southern Water's developer services process.
- If Southern Water is to adopt any proposed SuDS features, they must be designed and constructed in accordance with the Sewerage Sector Guidance.
- Soakaways must not be connected to the public surface water sewer.
- Any new connection to the public sewer network will require a Section 106 Sewer Connection Application to be approved by Southern Water.
- Where separate foul and surface water sewer systems exist, Southern Water will not permit surface water to discharge into the public foul sewer.
- If connection to a surface water sewer is not possible, the developer must demonstrate that all alternative drainage options have been explored.

WSCC Highways: No Objection. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework, and that there are no transport grounds to resist the proposal.

Representations:
9 representations have been received (from 6 addresses), objecting to the application on the following grounds: -

- Objects to the principle of a new dwelling in a rural backland/garden setting.
- Considers the proposed dwelling to be too tall and out of character with neighbouring development.
- Objects to the proposal being outside the defined settlement boundary.
- Raises concerns that approval would set a precedent for further backland development along New Hall Lane.
- Raises concerns regarding traffic and the condition of New Hall Lane, including congestion from larger vehicles and ongoing deterioration of the privately maintained road.
- Raises concerns that cumulative development in the area is placing pressure on local infrastructure, particularly the foul drainage network, which is alleged to surcharge into nearby properties.
- Requests retention and appropriate relocation of trees to maintain screening and privacy between neighbouring properties.
- Questions the likelihood of successfully relocating proposed trees.
- Raises concerns that excavation works could damage roots associated with boundary hedging.
- Raises concerns that the proposed dwelling would overlook neighbouring properties and result in a loss of privacy.
- Raises concerns regarding impacts on the adjoining Eastmead Boarding Cattery, including animal welfare, mitigation measures, application of the Agent of Change Principle, and potential effects on the viability of the business.
- Raises concern that an existing drainage ditch has been omitted from the plans and should be retained and connected to the proposed drainage system.
- Raises concerns regarding the cumulative impact of development on biodiversity and the loss of habitat value associated with the site.
- Notes an apparent discrepancy in the location of the H60 beech hedgerow as shown on the submitted plans.

Parish Comments:
Parish Council: No Objection, subject to the immediate neighbour's representations being adequately considered by HDC.

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

Background:

There was a recent appeal (6011851) in proximity to the application site which was proposed for two detached dwellings to the rear of a dwelling known as Brooklands. The Inspector did not dispute that the application was outside of the built up area boundary and that the application site as a garden was previously development land. It was acknowledged in the appeal site was within a reasonable walking distance from the Built up area boundary: “The site is also physically well-related to Small Dole which can accommodate the proposal. Limited weight can be given to the conflict with the housing policies in the Henfield Neighbourhood Plan“. The appeal was dismissed due to the developments inability to demonstrate that the proposal would be a ‘self-build’ dwelling such that it would be exempt from Biodiversity net gain requirements.

The immediate site was subject to a recent permission under DC/26/0638 which sought a permission in Principle for 9 dwellings. The site context differed to the current application in that it was previously a plant nursery such that there was already extensive hardstanding and structures within the site. The Officer gave substantial weight to it as previously developed land and its proximity to the Built up area boundary such that it was considered a sustainable location for development.

Principle of Development:

The application site is the north of New Hall Lane behind a dwellinghouse known as The Crows Nest within its residential garden. The site lies outside of, but in close proximity to the built-up area boundary (BUAB) of Small Dole. In policy terms, land outside the BUAB is designated as countryside.

Policy 1 of the Horsham District Planning Framework (HDPF) sets out a presumption in favour of sustainable development, reflecting the wording in an earlier version of the NPPF. Policy 2 of the HDPF sets out the broad spatial strategy for the district and seeks to focus development in and around the key settlement of Horsham and allow for growth in the rest of the district in accordance with the identified settlement hierarchy, which is set out in HDPF Policy 3.

Policy 26 of the HDPF sets out that outside Built-Up Area Boundaries (BUAB’s), any proposal must be essential to its countryside location, and in addition meet listed criteria. There is no compelling evidence which indicates that the scheme would meet any of the criteria listed, and the proposal would therefore conflict with this policy.

Policy of 4 of the HDPF states that outside BUAB’s, the expansion of settlements will be supported where listed criteria are met. In terms of the criteria set out under this policy, the site is not allocated in the Local Plan or in a Neighbourhood Plan (NP). In addition, the application site is outside and

distinctly detached from the nearest settlement, as such the development would not be an acceptable settlement expansion as defined in Policy 4.

National decision-making policies S3 to S5 of the NPPF collectively define a presumption in favour of sustainable development. Policy S5 applies to development outside settlements and part 1 lists forms of development which should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. Development proposals that do not fall within the categories supported by Policy S5 should only be approved in exceptional circumstances where the benefits of the proposal substantially outweigh any adverse impacts, including harm to the character of the countryside and sustainable patterns of movement.

Owing to the site's location outside of the built-up area, the proposed development would conflict with the requirements of Policies 2 and 4 of the HDPF and 2 and 3 of the HDLP In addition, the proposed development is not considered to be essential to the countryside location and would be in conflict with Policy 26 of the HDPF.

The Council does not currently have a 5-year housing land supply. Policy S5(1)(j)(i) of the NPPF supports development which would meet an evidenced unmet need, and where the development would be physically well related to an existing settlement. The application site adjoins the built-up area of Small Dole with built-form existing to the east and west of the site. The site is therefore considered to be physically well related to an existing settlement and would accord with S5(1)(j)(i).

In addition, the Shaping Development in Horsham District Planning Advice Note (SDPAN) provides guidance on how to assess development in Horsham District which comes forward outside settlement boundaries. The proposal must meet all of the criteria in the SDPAN to be considered acceptable. The proposal would adjoin an existing settlement edge and is contained within a defensible boundary. In respect of principle the proposal would therefore be supported by the SDPAN.

The application seeks the introduction of one open market dwelling outside the defined BUAB and on a site which has not been allocated for development within the adopted development plan, and without an essential need for a countryside location. The proposal therefore conflicts with Policies 2, 3, 4, and 26 of the HDPF. However, the site directly adjoins the built-up area boundary of Small Dole and residential development would be supported by the NPPF and SDPAN. The weight given to these considerations is set out in the Planning Balance section of this report.

Character and Appearance:

Policy 25 of the HDPF seeks to protect and enhance the District's landscape character and natural environment, requiring development to respond positively to local landscape features, settlement patterns and areas of recognised landscape importance. Policies 32 and 33 require development to deliver a high standard of design that is informed by local character and context, contributes positively to a sense of place, and integrates sympathetically with the surrounding built form, landscape and historic environment. Development should be appropriately scaled and designed to respect the character and appearance of its surroundings.

Strategic Policy 13 of the HDLP requires development to be landscape-led, to protect and enhance the distinctive landscape, townscape and settlement character of the District, and to respond positively to local character, conserve important landscape features and avoid harmful coalescence between settlements. Strategic Policy 19 of the HDLP requires a high standard of design that is informed by local context, respects the character of the site and surrounding area, and integrates sympathetically with the built environment, heritage assets and landscape. Development should be appropriately scaled, make efficient use of land, and incorporate high-quality materials, detailing and landscaping.

Policy 12 of the Henfield Parish Neighbourhood Plan states that as appropriate to their scale, nature and location, development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement. In addition, as appropriate to the site concerned, the scale, density, massing, height, landscape design, layout and materials of all new

development proposals are of a high quality and reflect the architectural and historic character and scale of the surrounding buildings and street scene/landscape.

It is considered that the proposal would sit comfortably within the curtilage as a form of backland development given that there is built form to the south, east and west of the site. The site has a defensible boundary and is well-screened from public views. The dwellings in the vicinity are varied in character with a mix of bungalows and detached two storey dwellings. The proposed development would be a chalet style bungalow with accommodation in the roof. The proposal would utilise features and form reminiscent of other dwellings within the vicinity. It is therefore considered that the proposal would be of a design, form and scale which is appropriate to the character and appearance of the streetscene.

The submitted plans show solar Photovoltaic array to the rear of the application site 26493-FLA-ZZ-00-DR-A-012 which would not appear to be on the roof of any outbuilding, as such the Solar panels are assumed to be ground mounted. The Solar panels when ceased to be used would be required by condition to be removed from the application site such that the land on which they were sited is restored to its former condition (in this case grass). The presence of solar panels in this location to the rear of the application site would be acceptable, being away from a public vantage point such that it would not detract from the rural appearance of the locality by creating visual clutter.

The visual impact of the proposal is therefore acceptable and in accordance with the above policies.

Arboriculture:

Policies 25 and 33 of the HDPF seek to protect landscape character and ensure that development responds positively to its surroundings. Particular emphasis is placed on the retention of important landscape features, including trees and hedgerows, with any losses requiring clear justification and appropriate mitigation.

Strategic Policies 13, 17 and 19 of the HDLP seek to protect and enhance the District's landscape character, green infrastructure and biodiversity. Development proposals are expected to retain important landscape features, including trees and hedgerows, minimise impacts on ecological assets, and incorporate appropriate landscaping and tree planting measures that contribute positively to local character, biodiversity and place-making.

The HDC Arboricultural officer initially raised concern regarding the proximity of a tree within the application site to the hardstanding and dwelling which would be sited within the Root protection area of the tree. Since this comment the applicant has submitted amendments to relocate the dwelling approximately 1 metre away and hardstanding to outside of the RPA. The Arboriculture Officer has since commented that they have no objection to the application after the amendments subject to the inclusion of the Tree protection fence detailed within the plan LLD3852-ARB-DWG-203.

Subject to the inclusion of a condition to secure the type of mitigation measures outlined within the Tree Protection plan to retain the existing trees there are no objections to the proposal in light of policy 31 of the HDPF.

Residential Amenity:

Policy 33 of the HDPF states that development will be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land.

There are dwellings in immediate proximity to the application site including Homeland, Downley, Eastmead and the Gables. In addition to the residential neighbours there is a cattery to the rear of Eastmead.

The siting of the dwelling would retain appreciable separation from shared boundaries, which together with the scale is considered sufficient to ensure no unacceptable impacts would arise from the additional built-form on the site. The ground floor level openings would not result in any intrusive views of neighbours, and while first floor openings are proposed it is considered that the orientation of the

dwelling, the distances involved is such that no intrusive views would be created. The resulted relationship with neighbouring properties and land would reflect that which exists elsewhere in the locality, without causing apparent harm, and the arrangement would not be unusual or unexpected.

The car port would be sited parallel with the shared eastern boundary of the site, which is currently marked by established planting. The scale and form of the car port would prevent any unacceptable harm to neighbouring amenity, and while some pruning may be required the siting of the structure takes into account key trees with the hedgerow understood to be within the neighbouring property. The siting slightly off the boundary should prevent any works which would prejudice future retention of the hedgerow.

The use of the access by vehicles associated with one dwelling would not be expected to create a level of noise or activity which would lead to unacceptable potential impacts on amenity.

Noise and disturbance associated with construction activities would be temporary and intermittent, with the modest scale of the development such that any harm would not be considered unacceptable. A condition is though recommended to secure details of the site-set up and to control opening hours. This approach is considered sufficient to protect neighbouring amenity.

The impacts of the proposal on neighbouring properties and land are not considered unacceptable, and would accord with the above policies.

The amenity space would be acceptable and the dwellinghouse would be in accordance to Nationally described space standards. Overall, there are no objections to the proposal in light of Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy 25 of the HDLP seeks to ensure that development provides adequate parking and servicing facilities that are integrated into well-designed, people-focused environments. Proposals should include appropriate provision for vehicles, cycle parking and electric vehicle charging infrastructure, whilst supporting accessibility and the use of sustainable modes of transport.

The proposed dwelling would be served by a new access road from New Hall Lane, utilising the existing access onto Henfield Road (A281). The Local Highway Authority has confirmed that no changes are proposed to this junction, there are no visibility concerns, and the development would not materially increase traffic using the existing access. The proposal provides four parking spaces, exceeding the minimum requirement identified by the WSCC Car Parking Demand Calculator, together with an appropriately sized carport, on-site turning space and secure cycle storage. The Highway Authority is satisfied that the development would not have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

The Crows Nest currently benefits from planning for an extension of the dwellinghouse to a four bedroom dwelling and replacement garage under DC/24/1799. It was concluded that the proposal would result in an acceptable provision for three parking spaces, two to the front of the dwelling and one within the garage permitted under. It is acknowledged that as part of the existing application the garage approved under DC/24/1799 would not be built out, forming the vehicle access for the proposed dwellinghouse under consideration. When considering that the proposed development would utilise the access which served as one of the three spaces for The Crows Nest the proposal would result in a loss of two parking spaces to the Crows Nest. Whilst the proposal would result in a small shortage of parking, this would be modest and would result in only limited harm given, that the application site abuts a built up area boundary where some everyday facilities and services are available. Furthermore given the presence of public transport options in close proximity to the application site as an alternative to private vehicle use it is not considered that the proposal would give rise to an unacceptable number of cars displaced onto the road.

There are no objections on highway grounds, with the proposal considered to accord with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

Strategic Policy 17 of the HDLP requires development to protect and enhance biodiversity, green infrastructure and ecological networks. Development should retain important habitats, trees and other ecological features, safeguard protected and priority species, minimise ecological impacts, and deliver appropriate biodiversity enhancements and habitat creation.

The applicant has submitted a Preliminary Ecological Appraisal & Roost Assessment Lizard Landscape Design and Ecology, April 2026 Following consultation with the Council's Ecologist, there is sufficient ecological information available for determination. This provides certainty of the likely impacts on designated sites, protected and priority species and habitats, and this confirms that with appropriate mitigation measures secured, the development can be made acceptable. It is recommended that the mitigation and enhancement measures as contained within the Preliminary Ecological Appraisal be secured by condition, and this would ensure the proposal accords with the above policy.

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 NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development would include the following measures:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Refuse and recycling storage
- Biodiversity mitigation and enhancement
- Electric vehicle charging points

These measures could be secured through condition where necessary in the event of planning permission being granted, and this approach would ensure compliance with the above policies. It is noted that the applicant has also demonstrated within plan 26493-FLA-ZZ-00-DR-A-012 ground mounted photovoltaic solar arrays which would be secured through the approved plans list.

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.

The development would be a self-build dwelling and therefore exempt from mandatory BNG requirements.

Conclusions and planning balance:

The application site lies outside any defined settlement boundary and is not allocated for development within the HDPF, emerging HDLP or the Made Neighbourhood Plan. The proposal would therefore conflict with Policies 1, 2, 3, 4 and 26 of the HDPF, Policy 1 of the Neighbourhood Plan and the spatial strategy for growth.

Policy S5 of the NPPF states that development outside settlements should only be approved in specified circumstances. The development would be physically well related to an existing settlement and therefore falls within a category identified in Policy S5. The policy states that development should therefore be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in this Framework.

The development would provide an additional dwelling with Policy HO7 of the NPPF stating that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community.

There would be a variety of benefits to the scheme, including the provision of housing which attracts substantial weight in favour of the development, but given the scale of the proposed development against the housing shortfall, this benefit would be small. There would also be economic benefits during construction and following occupation, to which moderate weight in favour of the proposed development is attached. Other considerations, such as BNG and climate adaptations to the dwellings, energy and drainage are neutral in the consideration of the scheme, as without the proposal they would not be necessary.

While the proposed development conflicts with the spatial strategy, it is considered, in the absence of any other identified adverse effects, that this would be outweighed by the identified benefits, with support for the development within both the NPPF and SDPAN. The application is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District wide zone 1	250	0	250
		Total Gain	250
		Total Demolition	0

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of 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-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities
The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level shall take place until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, April 2026) has been submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include a detailed designs or product descriptions for biodiversity enhancements, locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under National Planning Policy Framework (August 2026) N2 Part F and s40 of the NERC Act 2006 (as amended).

6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the cycle parking facilities associated with that dwelling have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling facilities has been made within the curtilage of the dwellinghouse. The provision 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).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until the parking, turning and access facilities necessary to serve that dwelling have been implemented in accordance with the approved details and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Assessment Lizard Landscape Design and Ecology, April 2026. This includes the Precautionary Method Statement for reptiles and mobile protected and Priority species in Sections 5.3.2 and 5.5.2 of the Ecological Impact Assessment (Lizard Landscape Design and Ecology, April 2026).

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Framework.

11 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each 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).

12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order) the dwelling hereby permitted shall not be enlarged under Class 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 amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The development hereby permitted shall be carried out in strict accordance with the Tree Retention and Protection Plan, ref: LLD3852-ARB-DWG-205 REV 00.

Reason: To conserve and enhance visual amenity in accordance with Policy 31 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** The solar panels hereby permitted shall be installed in accordance with the approved details. In the event of the solar panels ceasing to be used, they shall be removed from the application site and the ground on which they were sited made good, as soon as is reasonably practicable and no later than six months after the cessation of their use.

Reason: To ensure that the installation does not result in unnecessary clutter or negatively impact the visual amenity of the building and the surrounding area, in accordance with policies 32 and 33 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: To conserve and enhance protected and Priority species and in the interests of the amenities of the locality and in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

16 **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).

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: DC/26/1246

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing	26493-FLA-ZZ-ZZ-DR-A-001	04.08.2026
Block plan	Proposed	26493-FLA-ZZ-ZZ-DR-A-002	04.08.2026
Elevation plan	Existing storage shed north and east	26493-FLA-ZZ-00-DR-A-005 REV A	19.08.2026
Elevation & Floor plan	Proposed carport	26493-FLA-ZZ-00-DR-A-011 REV A	19.08.2026
Plans	Proposed landscape	26493-FLA-ZZ-00-DR-A-012 REV B	15.10.2026
Plans	Proposed drainage strategy	26493-FLA-ZZ-00-DR-A-013 REV B	15.10.2026
Plans	Tree works and removals	LLD3852-ARB-DWG-200 REV 00	04.08.2026
Plans	Tree retention and protection plan	LLD3852-ARB-DWG-205 REV 00	04.08.2026

Plans	Topographical survey	1.01	04.08.2026
Elevation & Floor plan	Proposed	26493-FLA-ZZ-00-DR-A-010 REV B	15.10.2026
Block plan	Proposed Landscape plan	26493-FLA-ZZ-00-DR-A-012-B	15.10.2026
Block plan	Proposed Block plan	26493-FLA-ZZ-ZZ-DR-A-002	15.10.2026

DELEGATED

Case Officer sign/initial Hannah Darley Date: 23rd November 2026

Authorising Officer sign/initial Guy Everest Date: 24.11.2026