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# STATEMENT IN SUPPORT OF DISCHARGE OF CONDITIONS 5, 6 AND 8 OF APPLICATION DC/25/0714 (Variation of Condition 1 of previously approved application reference dc23/0345 (change of use of ground floor from commercial (Use Class E(e)) to residential (Use Class C3) and erection of single storey ground floor rear extension and first floor extension to form 1no. 2 bedroom dwelling) relating to bin store, bike store and EV charging point.

**75A Crawley Road, Horsham, West Sussex, RH12 4DS**

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## Introduction

1. This letter accompanies an application seeking the discharge of Conditions 5, 6 and 8 attached to planning permission DC/25/0714, granted by Horsham District Council on 8 July 2025.

2. The permission relates to the variation of Condition 1 of planning permission DC/23/0345, which originally permitted the change of use of the ground floor from commercial (Use Class E(e)) to residential (Use Class C3), together with the erection of a single-storey ground-floor rear extension and first-floor extension to form one two-bedroom dwelling.

3. Conditions 5, 6 and 8 require details of electric vehicle charging facilities, refuse and recycling storage, and secure covered cycle parking to be submitted to and approved in writing by the Local Planning Authority.

4. A Conditions Drawings Pack is submitted in support of this application, illustrating the proposed location, design and specification of the facilities.

5. Each condition is addressed separately below.

## Condition 5 – Electric Vehicle Charging

6. *"No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such."*

7. The proposed development will be served by an Ohme ePod Home electric vehicle charging point, providing a charging output of 7.4kW through a 230V AC, 32-amp, single-phase electrical supply.

8. The charging point is suitable for vehicles using a Type 2 charging connection and will provide a dedicated domestic charging facility for the future occupiers of the dwelling.

9. The proposed location is identified and technical specifications are provided within the drawing pack. The charging point will be wall-mounted adjacent to the dwelling, allowing convenient access from the associated parking area.

10. The proposed provision will enable future occupiers to charge an electric vehicle at home and supports the wider objective of encouraging the use of lower-emission transport.

11. The charging point will be installed prior to first occupation of the development and retained thereafter in accordance with the requirements of Condition 5.

12. The proposed arrangements are considered to satisfy the requirements of Condition 5, having regard to Policies 35 and 41 of the Horsham District Planning Framework (2015) and the West Sussex County Council Parking Standards (2019).

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## Condition 6 – Refuse and Recycling Storage

13. *"No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation of the development hereby permitted and thereafter be retained for use at all times."*

14. The submitted scheme incorporates a dedicated timber refuse and recycling storage enclosure, located within the application site as illustrated on the drawing plans.

15. The proposed enclosure is a Bellus Triple Wheelie Bin Storage Chest, designed to accommodate three wheeled bins of up to 240 litres each. A dedicated area is located next to the triple bin store for the 23-litre food waste bin.

16. Horsham District Council's household waste arrangements identify the following waste containers:

    - A 140-litre green-top bin for residual household waste, with a 240-litre bin available where dispensation is granted.
    - A 240-litre blue-top bin for mixed dry recycling.
    - A 240-litre brown-top bin for garden waste.
    - A 23-litre orange-top bin for food waste.

17. The proposed timber enclosure will provide dedicated accommodation for the 140-litre residual waste bin and the 240-litre mixed dry recycling bin and 240 brown top bin for garden waste. The food waste bin will be located adjacent to the bin store.

18. The Council's garden waste collection service is understood to operate as an optional subscription service; however, as there is garden access, provision is being made for the brown top garden waste bin.

19. The proposed storage arrangements will enable waste and recyclable materials to be stored within the site rather than being left permanently within the highway or other publicly accessible areas.

20. The timber enclosure has been selected to provide a practical and visually appropriate storage solution for the residential development. Its modest dimensions and natural timber finish will allow it to sit comfortably within the domestic setting.

21. The proposed refuse and recycling storage facilities will be provided prior to first occupation of the dwelling and retained for their intended use thereafter.

22. Having regard to the nature and scale of the development, the proposed arrangements are considered to provide suitable refuse and recycling storage in accordance with the requirements of Condition 6 and Policy 33 of the Horsham District Planning Framework (2015).

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## Condition 8 – Secure and Covered Cycle Parking

23. *"No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times."*

24. The proposed development incorporates a dedicated timber cycle store, capable of accommodating three bicycles.

25. The cycle store will be positioned within the application site in the location identified on the submitted Conditions Drawings Pack. The design and dimensions are illustrated on page 4.

26. The proposed enclosure is approximately 1,828mm wide and 900mm deep, with an overall height of approximately 1,455mm. It incorporates a covered roof and lockable double doors, providing secure and weather-protected storage.

27. The provision of three cycle parking spaces is considered appropriate for the approved two-bedroom dwelling and will provide convenient storage for bicycles used by residents and visitors.

28. The store will be accessible from the external hardstanding area, allowing bicycles to be moved into and out of the enclosure without requiring access through the dwelling.

29. The cycle store will be installed and made available for use prior to first occupation of the dwelling and retained for cycle parking thereafter.

30. The submitted details are considered to provide appropriate secure and covered cycle parking in accordance with Condition 8 and Policy 40 of the Horsham District Planning Framework (2015).

## Conclusion

31. The submitted Conditions Drawings Pack provides details of the proposed electric vehicle charging point, refuse and recycling storage facilities, and secure covered cycle parking associated with the approved residential development at 75A Crawley Road.

32. The proposed facilities have been selected to meet the practical requirements of the future occupiers, while providing appropriate arrangements for sustainable transport and household waste management.

33. The facilities will be provided prior to first occupation of the dwelling and retained thereafter in accordance with the requirements of the respective planning conditions.

34. It is considered that the submitted information demonstrates that the requirements of Conditions 5, 6 and 8 can be satisfactorily met.

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35. Horsham District Council is therefore respectfully requested to approve the submitted details and formally discharge Conditions 5, 6 and 8 of planning permission DC/25/0714.

Yours faithfully,

Moishe Golstein

Founder and Managing Director