Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0125
61 Kings Stone Avenue, Steyning, West Sussex, BN44 3FJ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/23/2124

RELEVANT PLANNING HISTORY:

DC/23/2124	Change of use of Annex (Class C3) to air b&b (Class C1) and extension of the land/residential curtilage to the east (Retrospective).	Application Permitted on 26.03.2024

PLANNING ASSESSMENT
Planning Application DC/23/2124 was granted consent on 26.03.2024. This permission was for the following:

Change of use of Annex (Class C3) to air b&b (Class C1) and extension of the land/residential curtilage to the east (Retrospective).

Consent is sought to discharge the details reserved by condition 2: -

Regulatory Condition: *The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement by ASAPS received 21.11.2023). Within 1 month of the date of the permission hereby granted, evidence shall be submitted to and 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 the imposition of the following conditions: 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).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Water Flow Rates (received 03.06.2024)
- Fixture Specifications (received 05.08.2024)
- Photographs Fitted Fixtures (received 05.08.2024)

The submitted details relating to the specification of fittings and appliances used and evidence of their installation is consistent with the original planning permission and sufficient to demonstrate the development has achieved water neutrality. As such, it is considered, that details submitted pursuant to Condition 2 are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0125
(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
Supporting Docs	Water Flow Rates		03.06.2024
Supporting Docs	Fixture Specifications		05.08.2024
Supporting Docs	Photographs Fitted Fixtures		05.08.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 20.08.2024

Authorising Officer sign/initial Guy Everest Date: 21.08.2024