Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0261
Sandgate House, Water Lane, Storrington, West Sussex, RH20 3LY

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 5 to approved application DC/24/0693

RELEVANT PLANNING HISTORY:

DC/24/0693	Subdivision of a house to create two semi detached dwellings, including the formation of a porch and detached car port.	Application Permitted on 30.07.2024

PLANNING ASSESSMENT

Planning Application DC/24/0693 was granted consent on 30/07/2024. This permission was for the following:

Subdivision of a house to create two semi detached dwellings, including the formation of a porch and detached car port.

Consent is sought to discharge the details reserved by conditions 3 and 5.

Condition 3:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:-*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments, including the retention of the boundary hedgerow*

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 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).

A landscape plan has been included as part of the application which details the existing and proposed landscape plans. The landscape plans as proposed would retain the planting within the site, and extend the existing gravel driveway to match the existing. A car port has been detailed within the proposed plan that would closely reflect the approved plans. The requirements of the condition have been satisfied.

Condition 5:

Pre-Occupation Condition*: The development hereby permitted shall be undertaken in full accordance with the approved water neutrality strategy. No additional dwelling shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy 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).

An invoice has been included as part of the application to outline flow restrictors for the hand held and overhead showers which restrict flow to 4 litres per minute. Additional photographic evidence of the installation of the flow restrictors have been included. The photographic evidence shows flow restrictors being placed, with evidence of the purchase of 6 of these flow restrictors. The Water neutrality statement required a replacement to 6 shower fixtures such that it would reach a flow rate of 6 litres per minute. The evidence provided outlines that they have taken an alternative approach, instead fitting three showers with flow restrictors to reach a flow rate of 4 litres per minute. Whilst not technically in accordance to the mitigation outlined within the WNS, it would achieve a sufficient level of mitigation to represent a water neutral development. This is considered as the development before splitting into two properties required 540 litres per day and post development would need 596 litres, with replacing the fixtures and fittings the two dwellings' use would be reduced to 508 litres in total post mitigation. However, the proposal only needed to save 56 litres such that there is sufficient capacity for the mitigation to save less than the above had outlined. By installing three flow restrictors with a flow rate of 4 litres per minute, the proposal would still be water neutral as required. 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/24/0261

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Plans	Existing & Proposed Landscape Plans	ACC 1538/10	14.10.2024
Supporting information	Invoice		25.10.2024
Photographs			23.10.2024

DELEGATED

Case Officer sign/initial Hannah Darley Date: 11/11/2024

Authorising Officer sign/initial RHERMITAGE Date: 09.12.2024