Horsham District Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Dairy Barn

Address Line 1

Bognor Road

Address Line 2

Address Line 3

West Sussex

Town/city

Broadbridge Heath

Postcode

RH12 3PS

Description of site location must be completed if postcode is not known:

Easting (x)

513188

Northing (y)

133921

Description

Applicant Details

Name/Company

Title

Ms

First name

Charmaine

Surname

Hogan

Company Name

Address

Address line 1

Dairy barn

Address line 2

Bognor road

Address line 3

Town/City

Horsham

County

West sussex

Country

United Kingdom

Postcode

RH123PS

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of existing garage into an annexe

Reference number

DC/22/1679

Date of decision (date must be pre-application submission)

30/05/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Water Neutrality Statement

e approved plans listed in the schedule below.
OF
Application Number: DC/22/1679
SCHEDULE
PLANS/DOCUMENTS
Plan Type Description Drawing Number Received Date
Supporting Statement Water Neutrality

As per Decision notice the WNS has no ref no

“NONE 21.02.2023
Floor plan Existing roof 001 02.09.2022
Floor plan Proposed roof 100 02.09.2022
Section plan Proposed 102 02.09.2022
Elevation plan Proposed 101 02.09.2022
Location & Block plan 003 02.09.2022
Elevation plan Existing 002 02.09.2022”

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

15/07/2023

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

A primary reason, is that unfortunately, and frustratingly, our contractor went bust halfway through the build, after taking our money, now leaving us with spiralling costs to complete the work. They went into liquidation and started up again the next day in a new business so we reported them to the liquidator and companies house.

Unfortunately our money has gone. We are trying to salvage what was to be a small project on the low budget side. It is started and is one the one hand wastage not to finish, but secondly an eye sore and unusable building left unfinished.

As per the planning permit, water neutrality is required on our entire property. The annexe is separate to the existing dwelling, even if a very small sqm previously existing garage.
This includes our existing house and the garage conversion.

Retrofitting and installing a rainwater harvesting system on the conversion were recommended to achieve water neutrality including to provide water for the toilet and washing machine, as provided in the WNS to the planning application as approved (DC/22/1679).

However we have achieved neutrality by alterations to the conversion and making changes to the main house. As it is just the 2 of us here now (previously the children were here quasi permanently) we have decided to remove the usage of the second bathroom in the main house which has a shower, toilet and hand basin. This gives balance to the water usage.

At this stage, after being ripped off, we are stripping back on costs to save the project. We will not be having a washing machine and dishwasher installed. Therefore the only use for a rainwater system would be to flush the 1 toilet in the annexe.

After much investigation the minimum cost to have a rain harvesting system bought and installed is circa £10k. This obviously compounds our financial challange to get the project finished. The garage conversion is just 25m squared, so very small. It has 1 kitchen tap, 1 sink tap, 1 shower, 1 toilet. These are fitted with water reduction methods, as suggested in the WNS. These have been provided by Southern Water.

We have followed the report guidelines to alter the water systems in the main house, and by doing this, in combination with the above, can maintain water neutrality on the entire property, as provided in the reply to the question above.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like to make an amended in regards to the water neutrality. Originally a WNS (attached in this application) was provided as required with the initial application.

From the annexe project, we now intend NOT to install dishwasher and washing machine. The WNS had allowed for these in the calculations. We would also not install a rain harvesting system.

The WNS calculated: 44.87 litres per person per day(l/p/d) which is less than 85 l/p/d required by the Horsham District Council. Not installing dishwasher, washing machine and rain harvesting system brings to the calculation of 74.79 l/p/d which is less than the 85 l/p/d required by the Horsham District Council.

For the existing dwelling, we intend to unutilise one of two showers and basins, retaining only the ensuite bathroom, which combines shower/bath. If required, taps will be physically removed. However, this small room will become in its totality only a (needed) storage room, due to working from home (sales). The reduction required is 39.97 l/p/d, based on the WNS but now deducting the above mentioned 74.79 l/pd (and taking account of occupancy rates in the calculations (1.32, 2.47), as per the WNS calculations).

Unutilising this room, but also fitting the flow limiters for shower and basin (ensuite) as per the WNS allows for water neutrality to be retained. The WNS had also calculated credit of 4.79 with the flow limiters. Reference: Table A2 and Table 2.1.3(a) in particular of the WNS as provided with the planning application DC/22/1679.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Email exchange

Date (must be pre-application submission)

30/07/2024

Details of the pre-application advice received

submit a revised strategy as a S73 application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Ms

First Name

Charmaine

Surname

Hogan

Declaration Date

07/08/2024

- [x] Declaration made

Declaration

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Charmaine Hogan

Date

08/08/2024