Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0154
The Bungalow, West Street, Billingshurst, West Sussex, RH14 9LQ

DESCRIPTION:

Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/21/2706

RELEVANT PLANNING HISTORY:

DC/21/2706	Erection of a two-storey dwelling, detached garage and creation of a new access.	Application Permitted on 29.09.2023

PLANNING ASSESSMENT

Planning Application DC/21/2706 was granted consent on 29.09.2023. This permission was for the following:

Erection of a two-storey dwelling, detached garage and creation of a new access

Consent is sought to discharge the details reserved by conditions 3,4,5 and 6.

Condition 3:

> **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (prepared by James Eaton-Hennah, Date: 04.9.2023.). The development hereby permitted shall not be occupied until evidence has been submitted to and been 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.
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> 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).

The Applicant has submitted details in relation to the WNS:

- Invoice copy: 3000 L Rainwater tank
- Rainwater Harvesting Tank details (re 3000 L tank)
- Part G Water Efficiency Calculator for New Dwelling

Whilst the Applicant has submitted a Part G Water Calculator and details of the proposed rainwater harvesting system, no details have been provided in respect of the fittings and appliances to be installed. In particular, no specification nor schedule of the water efficiency measures to be installed have been provided. The condition explicitly states that this information is required, including evidence of their installation. No evidence has been provided to demonstrate that the fixtures and fittings have been installed, with no photographs provided.

For these reasons, insufficient information has been provided to demonstrate that the requirements of the condition have been satisfied.

Condition 4:

> **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, a plan showing the provision of vehicular access, and pedestrian visibility splays of 2 metres by 2 metres either side of the proposed site vehicular access onto West Street, shall have been submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
>
> 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).

The Applicant has submitted:

- Proposed Visibility Splays: P103
- Proposed Pedestrian Visibility Splays: P114
- WSCC Vehicle Crossover Licence

The Local Highways Authority (WSCC Highways) has been consulted, submitted plans (P114 and P103) demonstrate details of the proposed access point. Vehicular and pedestrian visibility splays have been demonstrated to the satisfaction of the LHA. Permission from WSCC has also been obtained to construct the proposed access point. The LHA are satisfied with the details provided in regards to Condition 4.

The requirements of the condition have been satisfied.

Condition 5:

> **Pre-Occupation Condition**: No building hereby permitted shall be occupied or use hereby permitted commenced until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved proposed site plan dated 14.12.2023. The car parking spaces permitted shall thereafter be retained as such for their designated use.
>
> Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

This is a regulatory pre-occupation condition and not require submission of details for approval.

Condition 6:

> **Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

This is a regulatory pre-occupation condition and does not require submission of details for approval.

Recommendation: Split Decision

Condition 4 is **approved**

Condition 3 is **not approved**

NOTE TO APPLICANT
The Applicant is advised that Conditions 5 and 6 are regulatory conditions that do not require the submission of additional details. The Applicant is however advised to carry out the development in strict accordance with these details.

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/25/0154
(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
Plans	Proposed Pedestrian Visibility Splays	P114	14.05.2025
Plans	Proposed Visibility Splays	P103	14.05.2025

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Rainwater Harvesting Tank Details - Platin House in Direct Package		14.05.2025
Supporting Statement	Water Efficiency Calculator for New Dwellings		14.05.2025
Supporting Statement	Water Efficiency Calculator for New Dwellings		14.05.2025

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.06.2025

Authorising Officer sign/initial Tamara Dale Date: 09.07.2025