

Application Number: DC/24/1778 – Planning Condition Discharge - Complete

1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan		2.03	18.11.2024
Elevation plan	Proposed	P450	18.11.2024
Supporting Statement	Planning	NONE	25.11.2024
Site Plan	Planning	2.02 B	02.07.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Pre-Demolition Condition:** No demolition works shall commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

3 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until the Biodiversity Enhancement Strategy for Protected and Priority species has been carried out in accordance with the details approved under application ref: DISC/23/0053 on 06.04.2023, unless details of an alternative Strategy have otherwise been approved in writing by the Local Planning Authority. The works shall be retained in that manner thereafter.

Reason: To safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

4 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include details 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/residential curtilage treatments
- Existing and proposed lands levels
- Ecological and Biodiversity Enhancements

5 **Pre-Occupation Condition:** No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Site Plan and numbered 2.02 B (received 02.07.2024).

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 x 54 metres northeast and 2.4 x 52 metres southwest have been provided at the proposed site vehicular access onto Cox Green in accordance with the approved planning drawings (Site Plan Numbered 2.02 B, received 02.07.2024). Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

Reason: To ensure safe access onto the highway in accordance with Policy 40 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition:** No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan 2.02 B (received 02.07.2024). These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015).

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- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until 1no electrical vehicle charging point per dwelling has been provided on site. The charging points shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

- 9 **Pre-occupation Condition:** No part of the development shall be first occupied unless and until covered and secure cycle parking spaces have been provided to serve the dwellings. The facilities shall thereafter be retained for use at all times.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and in accordance with Policy 40 and 41 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been made for that dwelling (or use) in accordance with drawing number 2.03 (received 30.04.2024). These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

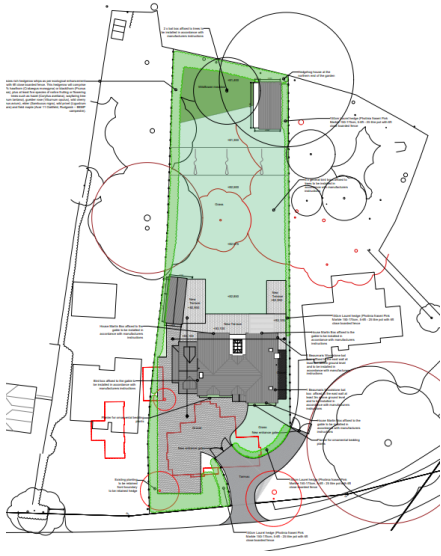
- 11 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until the first floor side windows on Plan 2.03 (received 30.04.2024) have been fitted with obscured glazing. No part of that/those window(s) that are/is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing and non-openable parts of those windows shall be retained permanently thereafter.

Reason: To protect the privacy of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling, 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 shall be 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).

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Condition 3: Biodiversity Enhancement Strategy

Condition 4 : Hard and soft landscaping plan

SEE UPDATED LANDSCAPE DRAWING REFERENCE 2.02 which includes the approved plan produced by the Ecology Co-op Ltd, the approved Arboricultural Method Statement produced by Treeline Services and the approved Biodiversity Enhancement Strategy produced by The Ecology Co-op dated previously submitted



Condition 8: EV car charger



Condition 9 &10 : Covered and secure cycle storage and bin store



Condition 11: Obscured top hung Windows



Condition 12: Superfast Broadband