



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/1758

Frithknowle Farm , Picts Lane, Cowfold, West Sussex, RH13 8AN

DESCRIPTION:

Conversion and extension of existing piggery to provide annexe accommodation (Householder Application)

RELEVANT PLANNING HISTORY:

CF/13/68	Garage for invalid motor tricycle. (From old Planning History)	Application Permitted on 28.06.1968
DC/21/2648	Prior notification for converting two agricultural buildings to three residential dwellings.	Prior Approval Required and REFUSED on 17.02.2022
DC/23/0276	Conversion and extension of existing piggery building to provide annexe accommodation.	Withdrawn Application on 19.06.2023
DC/23/1678	Prior Notification for demolition of existing agricultural building	Prior Approval Not Required on 04.10.2023

SITE AND SURROUNDS

The application site is located to the south of Picts Lane, outside any designated built-up area boundary. The site is therefore located within the countryside in policy terms.

The site comprises a derelict curtilage listed piggery building located to the north of the residential dwelling known as Frithknowle Farm, which is a Grade II Listed Building. The wider surroundings are characterised by open countryside, with sporadic residential development located to the north of the site. A cluster of agricultural buildings are positioned immediately to the south of the site, and these fall outside of the ownership.

DETAILED DESCRIPTION

The application seeks full planning permission for the conversion and extension of the piggery building to provide a 1 bedroom annexe.

The proposal would incorporate a pitched roof and would extend the remnants of the Piggery to the north and east. The proposal would be finished in brick with timber cladding, and would incorporate a glazed feature to the south-west elevation which would open to a decked area.

The proposed accommodation would include a bedroom, lounge/kitchen/dining room, bathroom, and laundry room. It is outlined that the annexe would be occupied by an elderly family member.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 15 - Strategic Policy: Housing Provision
Policy 16 - Strategic Policy: Meeting Local Housing Needs
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 4.3 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Cowfold Neighbourhood Plan:

Policy 1 – Groundwater and Surface Water Flood Risk
Policy 2 – Green Infrastructure
Policy 9 – Residential Development Principles
Policy 10 – Windfall Housing
Policy 16 – Car Parking Provision

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: Previous comments

Satisfied the building does form part of the listed building and listed building consent should be sought for the proposed works. These will ensure the heritage significance of the surviving pigsty is appreciated in the future. Discussed revised drawings to show the roof pitch steepened to reflect a traditional rural outbuilding and the existing log store incorporated into the north east elevation. Timber casement windows flush fitting with their frames or thin section metal windows, roof lights should be metal framed and sit flush with the roof slope, and the rain water goods should be cast metal. These can be secured by condition.

HDC Environmental Health: Further information required with respect rainwater harvesting.

OUTSIDE AGENCIES**WSCC Highways:** Comment

No alterations are proposed to the existing access point. As the proposed annexe will be linked to the host dwelling, the Local Highways Authority (LHA) does not anticipate that the proposed development would lead to a material intensification of use of the existing access. On-site parking and turning arrangements will be unaffected and appear suitable for the proposed use.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

WSCC Fire and Rescue: Comment

The nearest fire is 345 metres away, 170 metres more than the required 175 metres for a domestic property. Should an alternative supply of water for firefighting be considered it will need to conform with the details identified in Approved Document – B (AD-B) Volume 1 2019 edition: B5 section 14, and in agreement with west Sussex Fire & Rescue Service.

Southern Water: Comment

There are no public foul and surface water sewers in the area to serve this development. The Applicant is advised to examine alternative means of foul disposal.

Natural England: No Objection

Concur with the conclusion of the Appropriate Assessment, subject to the delivery, management, and maintenance of measures identified within the water strategy.

NatureSpace: Comment

Due to the scale and likely impact of the development, it would be disproportionate to require an ecological report. However, the development lies within the red impact risk zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for great crested newts within the area surrounding the application site. It is recommended that an informative be used.

Parish Comments: Objection

- Conversion and change of use from an agricultural building to domestic accommodation
- Distance to water connection points

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up area, ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, ancillary accommodation will be required to meet with all other appropriate policies, particularly design principles, and demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable for conversion on the site. The size of any new outbuilding should have regard to the dwelling it serves and should be grouped with the house. The use of ancillary accommodation as a separate dwelling will not be supported.

The proposal relates to a proposed 1-bed residential annexe to be located to the north of the dwelling known as Frithknowle, which is understood would be occupied by a relative connected to the main dwelling. Following a site visit, it was apparent that the piggery building is located within the residential garden of the host dwelling, with the proposal sufficiently grouped with the host dwelling. The proposed annexe would be subservient in scale to the main dwelling, and while incorporating all the facilities required for day-to-day living would share a close physical and functional relationship with the host dwelling. It is therefore considered on the basis of the available information that the proposal would represent an ancillary annexe, and this could be secured by condition.

It is recognised that the existing building would require substantial works to facilitate its occupation as an annexe, however the existing building is curtilage listed and of historic interest. The retention and re-use of this building is therefore considered to result in some public benefit.

On the balance of these considerations, the proposed development is considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 9 of the Cowfold Neighbourhood Plan states that residential development proposals will be supported where they are of a sympathetic scale, relating positively to the character, function and layout of the area, incorporate the use of high-quality building materials and finishes, and are of a density that is appropriate to its location and has regard to current levels in the immediate area.

The proposal would incorporate a pitched roof and would extend the remnants of the Piggery to the north and east. The proposal would be finished in brick with timber cladding and would incorporate a glazed feature to the south-west elevation which would open to a decked area.

The proposed development is considered to reflect a rural vernacular, utilising a traditional design and form that is reflective of the immediate surroundings and expected within the setting of the designated heritage asset. The proposal is considered to sit comfortably within the context of the site and setting of

the Grade II Listed Building and is considered to be of design, scale and form that relates sympathetically to the built form and wider rural character. The proposal is therefore considered to accord with the above policies.

Heritage Impacts:

Paragraph 199 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'

This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Initial concerns were raised with respect to the proposed conversion and its impact on the curtilage listed building. Following further review, the Design and Conservation Officer confirmed that the principle of the proposed development was acceptable from a heritage perspective, subject to revisions to the design to incorporate a steeper pitch to the roof. The purpose of this amendment was to reflect a more traditional vernacular expected within the context of a historic farmstead. The amendments as discussed were received, with the proposal now incorporating a steeper and more appropriate half-hipped roof.

The proposed development is considered to reflect a rural vernacular, utilising a traditional design and form that is reflective of the immediate surroundings and expected within the setting of the designated heritage asset. The proposal would have no adverse impacts and is therefore considered acceptable.

Amenity Impacts:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Policy 9 of the Cowfold Neighbourhood Plan states that residential development proposals will be supported where they maintain appropriate distances between buildings to avoid unacceptable adverse impact on the amenity of adjacent residential properties.

It is considered that the distance of the site from nearby residential properties, and the nature of the proposal as an ancillary annexe, would ensure that there would be no adverse impact to the amenities of neighbouring properties and land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

No alterations are proposed to the existing access arrangements, with the area to the north-west of the host dwelling considered sufficient to accommodate parking needs. The proposed development would be ancillary to the primary residential use of the site and it is not anticipated that the development would result in a material intensification in use of the access.

Following consultation from WSCC Highways, it is not considered that the development would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

For these reasons, the proposed development is considered to accord with the above policies.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

The application site comprises part of the wider residential amenity space comprising grassland. The site is located in close proximity to a number of ponds, areas of woodland, with agricultural fields and hedgerows located within the vicinity. It is though considered that the scale and nature of the development is such that no adverse impacts on protected species or habitat would, as a matter of course, result. It is considered that an informative can appropriately minimise the potential for any such harm, such that the development would accord with Policy 31 of the Horsham District Planning Framework (2015) and Paragraphs 174 and 180 of the NPPF.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The Applicant has submitted a Water Neutrality Report reference C2795 Rev P- by CGS Civils dated 16.08.2023. The proposal seeks to convert an existing former piggery building to a 1-bed annexe. The Statement outlines that the proposed annexe would meet the Option Building Regulation Standard of 110 litres per person per day. Taking account of the average occupancy for a 1-bed dwelling (1.32), the proposed water demand would total 145.2 litres per day. The Statement outlines that the proposed annexe would be fitted with water efficient fixtures and fittings, where the Part G Water Calculator at Appendix A indicates that measures would include dual flush toilets, low flow taps and showers, and water efficient white goods. Subject to these efficiencies, the water demand would be reduced to 89.03 litres per person per day. Based upon the average occupancy, the total demand arising from the development would be 117.52 litres per day. The Statement continues that rainwater harvesting measures would also be installed for non-potable means including toilets, washing machine, dishwasher, and external water use. This would reduce the demand to 61.6 litres per person per day and a total water demand of 81.31 litres per day.

The Water Neutrality Statement refers to the existing dwelling of Frithknowle Farm. Metered water bills have been provided dating between 12.04.2022 - 09.09.2022 and 09.09.2022 – 31.2023. It is noted that the Water Neutrality Statement outlines that the metered water bills demonstrate a demand of 264.75 litres per day. However, through calculating the number of days the water bills covers and averaging this, the bills indicate an average water consumption of 262.78 litres per day.

The Water Neutrality Statement proposes to retrofit the existing dwelling known as Frithknowle Farm. The property comprises a 4-bed dwelling with an occupancy of 2. It is proposed to retrofit the property with the installation of water efficient fixtures and fittings, including dual flush toilets, reduced flow taps/shower, and water efficient white goods. The Applicant has submitted an Existing Fittings Survey reference C2795 Rev P- dated 16.08.2023. The Part G Water Calculator provided at Appendix A confirms that water demand would be reduced to 84.03 litres per person per day. Taking into account the current occupancy of the dwelling (2), the resulting water demand would total 168.06 litres per day. This would result in a reduction of 94.72 litres per day when compared with the existing baseline. This strategy would therefore secure water neutrality.

The mitigation measures and off-setting proposed would reduce the water consumption of the proposed residential accommodation. Subject to the water strategy as proposed, along with relevant conditions, the development is considered to be water neutral and would not therefore have a likely significant effect on the Arun Valley Protected Sites.

Conclusions:

The proposed development would represent an ancillary residential annexe, and is therefore considered to be acceptable in principle. The proposed design of the development does however fail to take regard to the build characteristics and traditional vernacular of the designated heritage asset, and would result in a poor quality of design that dilutes the historic interest of the building.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	51.4		51.4
Total Gain			
Total Demolition			

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level shall commence until full details of the water efficiency measures and rainwater harvesting system required by the approved water neutrality strategy (Water Neutrality Report reference C2795 Rev P- by CGS Civils dated 16.08.2023) have been submitted to and approved in writing by the Local Planning Authority.

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).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and 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).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Pre-Occupation Condition:** The development hereby permitted not 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 for the residential unit 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).

- 10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Frithknowle Farm as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges without Winchester cuts, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The Applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

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: DC/23/1758

(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
Location & Block plan	Location Plan and Block Plan	123/761/3	20.09.2023
Supporting Statement	Water Neutrality Report by cgs civils dated 16.08.2023	C2795 Rev P-	20.09.2023
Elevation & Floor plan	Plans and Elevations Proposed	123/761/2	20.09.2023
Details plan	Detail Plans and Section Proposed	123/761/4	20.09.2023

DELEGATED

Case Officer sign/initial Tamara Dale Date: 14.11.2023

Authorising Officer sign/initial Guy Everest Date: 15.11.2023