Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0106
Buchan Country Park, Dousters , Horsham Road, Southgate, Crawley, West Sussex, RH11 9HQ

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/21/1073

RELEVANT PLANNING HISTORY:

DC/21/1073	Change of use from a HMO (Use Class C4) to a large HMO (Use Class Sui Generis).	Application Permitted on 19.10.2022

PLANNING ASSESSMENT
Planning Application dc/24/0106 was granted consent on 19.10.2023. This permission was for the following:

Change of use from a HMO (Use Class C4) to a large HMO (Use Class Sui Generis).

Consent is sought to discharge the details reserved by condition 4:-

Pre-Occupation Condition: No part of the development hereby permitted 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 that dwelling 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).

The applicant has submitted a range of information to support the discharge of this condition. This includes a spreadsheet showing the measured usage of the installed fittings and comprehensive photos of the installations. The photos show the flow restrictors in situ on taps and showers and the rainwater tank installed. The spreadsheet details each tap or appliance and shows a total measured new litres per day of 795lpd. This is lower than the 810 lpd required under the submitted and approved Water Neutrality statement under DC/21/1073. This is considered to be adequate information as an equivalent calculation to a part G calculation. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0106

(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
Supporting Statement	Planning Statement		13.05.2024
Supporting Statement	Water Neutrality Statement		13.05.2024
Supporting Statement	Water Neutrality Calculations		13.05.2024
Photos			03.07.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 4/7/24

Authorising Officer sign/initial Guy Everest Date: 08.07.2024