



Mr Steve Neilly
Clearwater Land & New Homes Ltd
Hidden Place
Ringles Place
Framfield Road
Blackboys
TN22 5RP

Application Number: DC/19/2556

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Adrian Poile

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of replacement two storey dwelling

Stone Edge Nursery Woodland Lane Colgate Horsham

to be carried out in accordance with Application No. DC/19/2556 submitted to the Council on 24/12/2019 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 12/02/2020

- 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
Location plan		pl 19-513-01 C	13.01.2020
Site plan	Proposed	pl 19-513-03	20.12.2019
Roof plan	Roof Plan and Section as Proposed	pl 19-513-05	20.12.2019
Floor plan	Proposed	pl 19-513-04	20.12.2019
Elevation plan	Rear and Left Side	pl 19-513-07	20.12.2019
Elevation plan	Proposed Front and Right Side	pl 19-513-06	20.12.2019

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

- 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 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).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans 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
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes 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).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, details of the parking, turning and access facilities for that dwelling shall have been submitted to and approved by the Local Planning Authority in writing. No dwelling shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.

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).

- 8 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

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

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

- 10 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form unless detail of alternative materials have been submitted and approved in writing by the Local Planning Authority prior to development above ground floor slab level commencing.

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:** Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Class B of Part 1 of Schedule 2 (amend classes and schedule as necessary) of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

The applicant is advised that a licensed waste removal contractor should remove clearance debris and construction waste from site including all asbestos waste.

Note to Applicant

The Applicant is advised that it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Note to Applicant – Community Infrastructure Levy (CIL):

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

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant:

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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street

Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email daniel.raymond@horsham.gov.uk or phone 01403 733144.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Compliance with the Approved Plans and Conditions

The development hereby approved must be implemented in accordance with the approved plans and any conditions set out in the Notice. Some of the conditions may specify that works are to be carried out, and/or details submitted and approved before all or part of the development is started. These will appear in the 'Pre Commencement Conditions' section of the Notice.

If works on implementing this permission is started without these requirements being fully met, the development may be unauthorised and the permission invalidated, and could lead to enforcement proceedings or in some cases to prosecution.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Conditions Compliance

Requests for confirmation of compliance with conditions associated with that permission should be made in writing or by using the application form 'Approval of Details Reserved by Conditions'.

A request may be for confirmation that one or more conditions imposed on the same permission have been complied with. We aim to respond within 8 weeks of receipt of the request.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/19/2556

Stone Edge Nursery, Woodland Lane, Colgate, Horsham, West Sussex, RH13 6HU

DESCRIPTION:

Erection of replacement two storey dwelling

RELEVANT PLANNING HISTORY:

CG/29/90	Single storey sun lounge extension	Application 14.09.1990	Permitted	on
DC/16/1209	First floor extension over existing ground floor extensions, new porch, internal alterations	Application 21.10.2016	Permitted	on

SITE AND SURROUNDS

The application site is located to the south of Woodland Lane, outside of any designated built-up area boundary. The site comprises an area of residential curtilage with the foundation remnants of the former dwelling, with a yard area and number of outbuildings located to the east of the site within the former Nursery site. The application site is bound by mature hedging and scattered mature trees, with the wider surroundings characterised by sporadic residential development and open countryside.

DETAILED DESCRIPTION

The application seeks full planning permission for a replacement dwelling following the demolition of the existing dwelling on the site. The proposed dwelling would be located to the north-western corner of the site, and would be oriented to face north. The proposal would extend over two storeys and would measure to a length of 15.1m and a depth of 11.2m, with additional single storey projections to the north and east to provide office and porch respectively. The proposed dwelling would incorporate a hipped roof measuring to an overall height of 9.6m, with a hipped two storey projection and mono-pitched roof overhang to the south set down from the main ridgeline. The proposal would be finished in red brick and tile hanging with stone quoin detailing, and plain clay tiles to the roof.

The proposed dwelling would incorporate an area of amenity space to the south of the dwelling, with hardstanding to the east of the site utilised for parking.

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 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

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 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

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 Environmental Health: No Objection

OUTSIDE AGENCIES

WSCC Highways: No Objection

Southern Water: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Parish Comments:

No Objection

Representations:

One letter of no objection has been received

Member Comments:

None received

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:

Policy 28 of the Horsham District Planning Framework (HDPF) states that outside the defined built-up areas, replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition, replacement dwellings will only be supported on a one for one basis, and if it can be demonstrated that the property is not derelict. Replacement dwelling should not be disproportionate to the size of the existing dwelling.

The application relates to a replacement two storey detached dwelling following the demolition of the original dwelling on the site. The site benefits from an extant permission under planning reference DC/16/1209 for a number of extensions to the dwelling. When implementing the approved scheme, it became apparent that the existing fabric and structure of the building had decayed and was structurally unsound, with the applicant therefore demolishing the dwelling.

The proposal relates to a replacement dwelling following the demolition of the existing dwelling on the site. The proposed dwelling would be similar in size to the existing dwelling, and would sit comfortably within the curtilage of the site. The proposal is therefore considered to be acceptable in principle, subject to all other material considerations.

Design and Appearance:

Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The proposed dwelling would be located to the north-western corner of the site, and would be oriented to face north. The proposal would extend over two storeys and would measure to a length of 15.1m and a depth of 11.2m, with additional single storey projections to the north and east to provide office and porch respectively. The proposed dwelling would incorporate a hipped roof measuring to an overall height of 9.6m, with a hipped two storey projection and mono-pitched roof overhang to the south set down from the main ridgeline. The proposal would be finished in red brick and tile hanging with stone quoin detailing, and plain clay tiles to the roof.

The proposed dwelling would be sited in a similar position to the existing dwelling, albeit to a slightly greater height and massing than the extended dwelling approved under planning reference DC/16/1209. While the proposal would be of a greater bulk and mass, it is considered that the proportions and design would rationalise the built form of the dwelling, with the dwelling considered to appropriately reflect the rural vernacular of the locality. The proposed dwelling would sit comfortably within the context of the site, and is considered to be of a scale, form and appearance that would sit appropriately within the street scene. The proposal is therefore considered to relate sympathetically to the character and visual amenities of the site and locality, in accordance with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts:

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The application site is located approximately 75m to the south-east of the nearest neighbouring property, and located approximately 135m and 260m to the adjacent neighbouring properties to the south and west respectively. The proposed replacement dwelling would be located to the same footprint as the existing dwelling, and would be of a similar scale and massing. Given the context of the site, and the distance between the application site and the neighbouring properties, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties or users of 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.

The proposal would utilise the existing access from Woodland Lane, with the existing area of hardstanding utilised as a parking area. Following consultation with WSCC Highways, no objections to the proposed parking arrangement have been raised. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size would require at least 3no. parking spaces, with the existing hardstanding considered to accommodate the required number of parking spaces. It is also considered that sufficient space is available on-site for achievable turning. On this basis, it is not considered that

the proposal would result in unacceptable harm to highway safety or result in severe cumulative impacts on the operation of the highway network, in accordance with Policy 41 of Horsham District Planning Framework (2015).

Conclusions and Planning Balance:

The proposed replacement dwelling is considered acceptable in principle, and is considered to be of a scale, design and appearance that would appropriately reflect the character and appearance of the site and surroundings. The proposal would not result in harm to the amenities or sensitivities of neighbouring properties, or the function and safety of the highway network. The proposal is therefore considered to accord with Policies 25, 28, 32, 33, and 41 of the Horsham District Planning Framework (2015).

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. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	250.9	0	250.9
	Total Gain		250.9
	Total Demolition		0

Please note that 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 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).

- 4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

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- 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
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
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Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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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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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).

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

- 9 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

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).

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Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The Applicant is advised that it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

NOTE TO APPLICANT

The applicant is advised that a licensed waste removal contractor should remove clearance debris and construction waste from site including all asbestos waste.

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/19/2556

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

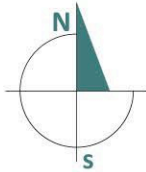
Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan		pl 19-513-01 C	13.01.2020
Site plan	Proposed	pl 19-513-03	20.12.2019
Roof plan	Roof Plan and Section as Proposed	pl 19-513-05	20.12.2019
Floor plan	Proposed	pl 19-513-04	20.12.2019
Elevation plan	Rear and Left Side	pl 19-513-07	20.12.2019
Elevation plan	Proposed Front and Right Side	pl 19-513-06	20.12.2019

DELEGATED

Case Officer sign/initial Tamara Dale Date: 30/01/2020

Authorising Officer sign/initial Guy Everest Date: 12.02.2020



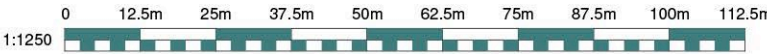
Rev.	Description	Date
A	Red line updated	23.12.2019
B	Blue line added	23.12.20
C	Red and Blue line updated.	12.01.2020

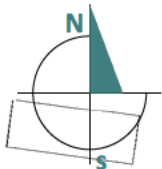


Main Site Boundary Plan
1 : 1250

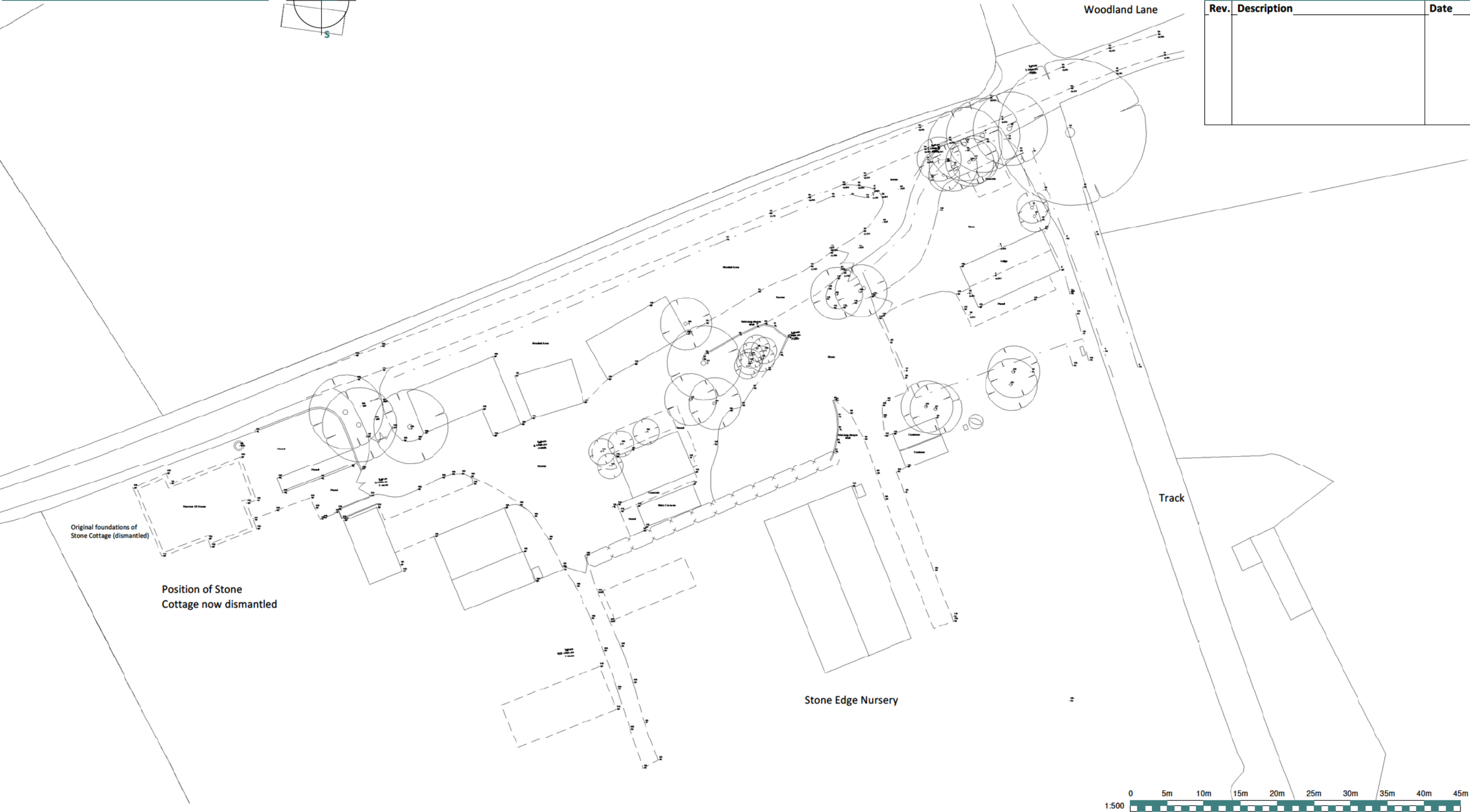


Site Location Plan
1 : 5000





Rev.	Description	Date





CLEARWATER
Hidden Place
Frankfield Road
Blackboys
East Sussex
TN22 5RP
tel: 07584 705507



addo[®]
drawing on experience

Note:

- Do not scale from the drawing.
- The Contractor is to check all site dimensions and levels before work commences.
- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Addo Design Ltd of any discrepancies.

client: **Mr Poile**

Project: **Stone Edge Nursery**
Woodlands Lane
Colgate, Horsham
Weat Sussex RH13 6HU

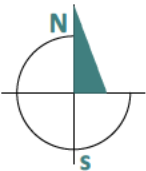
Title: **Existing Site Survey**

Scale: **1 : 500 @ A3**

Date: **18/12/2019**

Drg No: **pl 19-513- 02**

Rev:



Rev.	Description	Date

Design and Access Statement

Preamble
It is proposed that the applicant will occupy the completed dwelling, effectively being a self build project submitted as a full application.

Introduction
The application is for the erection of a new bespoke four bedroom detached dwelling house that replaces the recently dismantled Stone Cottage. Stone Cottage was subject to planning approval ref:DC/16/1209 being a first floor extension over existing ground floor extensions, new porch and internal alterations. Whilst implementing the approved scheme, it became apparent that the existing fabric and structure was decayed and structurally unsound rendering the applicant to take action to dismantle the structure leaving the site in a safe condition.

Access
Access and driveway remains unchanged.

Layout and Parking
The proposed dwelling is located to the north-west corner of the site adjacent to Woodlands Lane. The internal arrangements have been designed to minimise overlooking of habitable rooms to adjacent land and neighbouring properties thus ensuring privacy of the proposed and existing situation. The property frontage is easterly facing with main habitable rooms arranged to enjoy the southerly aspect of the plot. Ample existing parking is provided and is proposed to remain as existing. The site also enables adequate turning within the plot and easy access to the house front door.

Refuse
Bins and storage are located to the side of the dwelling on a hard stand. The bins will be relocated, by the resident on collection day as per the existing collection arrangements.

Scale and design
Due to the proposal being a replacement dwelling of the recently dismantled dwelling, the building is sited precisely over the original footprint. The proposal has been designed in line with the previously approved application no. DC/16/1209 and as such follows the design principles including scale, mass and appearance. The proposed replacement dwelling is for a four bedroom two storey dwelling house and therefore creates no change to the street scene as viewed from Woodlands Lane. The design is in keeping with Sussex vernacular and will be finished with traditional materials and detailing that include:

- Face brick in stretcher bond locally sourced.
- Brick projecting band details in contrasting red brick
- Feature clay tile hanging, locally sourced
- Plan clay roof with bonnet hips and valley tiles
- Black aluminium windows, casement style.
- Stone quoins.
- Oak timber posts and detailing.
- Black PVCu rainwater goods.
- Oak front door, aluminium patio doors.

Sustainability
It is the aim of the development team to lead and encourage sustainable ideas and philosophies during the design and development of the proposal. The following aspects will be adopted:

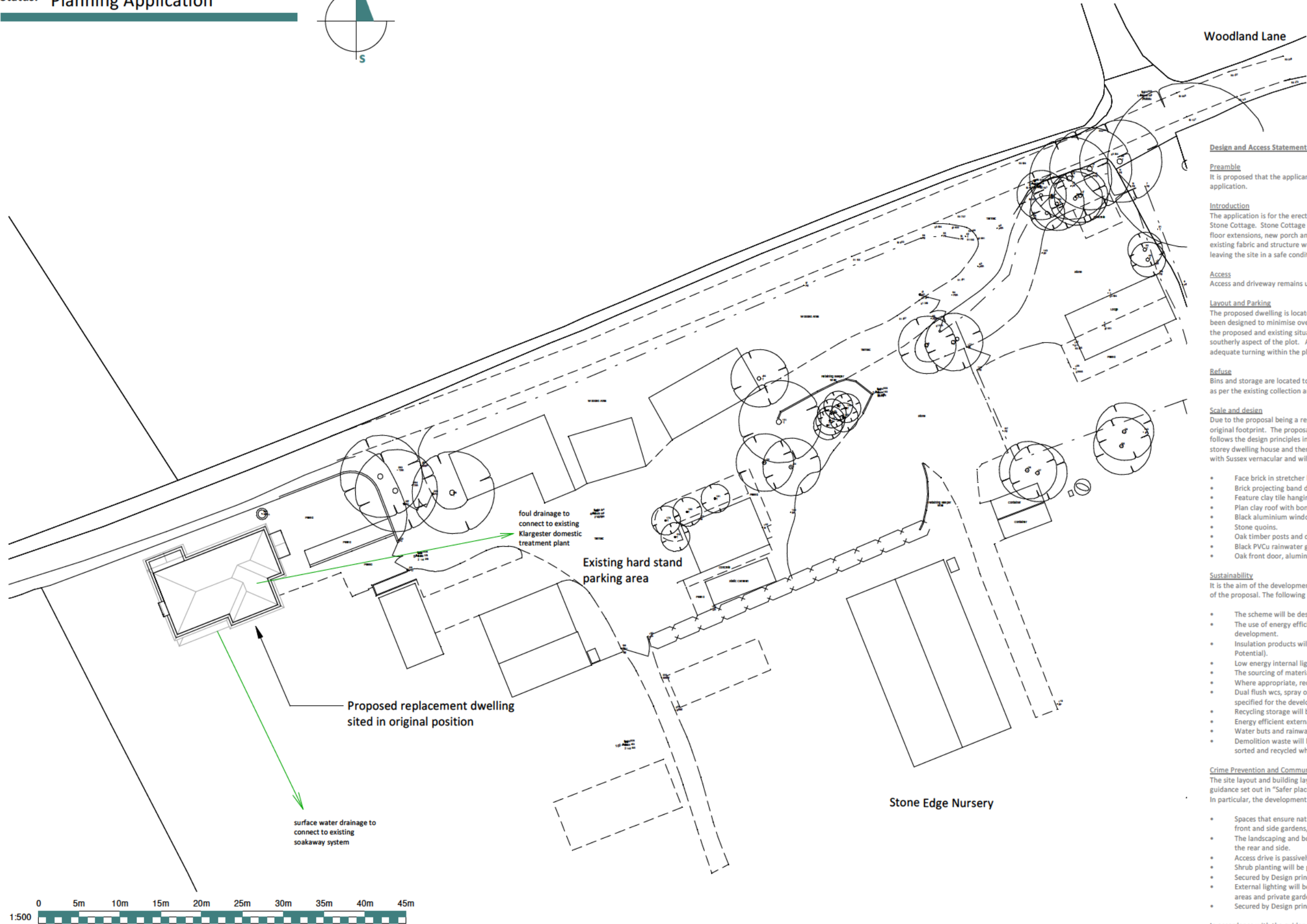
- The scheme will be designed to exceed the standards set in Approved Document Part L of the Building Regulations (2006).
- The use of energy efficient methods will be considered in the design, running and long term maintenance of the development.
- Insulation products will be specified to have zero ODP (Ozone Depletion Potential) and a low GWP (Global Warming Potential).
- Low energy internal lighting will be used.
- The sourcing of materials locally where appropriate will minimise pollution generated by the transport of supplies.
- Where appropriate, recycled materials will be considered for specification in the new development.
- Dual flush wcs, spray or aerated taps, for wash hand basins, and low water use washing machines and dishwashers will be specified for the development, to minimise the consumption of water.
- Recycling storage will be separated from general rubbish storage.
- Energy efficient external lighting will be used where possible.
- Water butts and rainwater harvesting will be considered for re-use for garden watering and maintenance.
- Demolition waste will be crushed on site and used as hard-core where possible minimising off site waste. Materials will be sorted and recycled where possible.

Crime Prevention and Community Safety

The site layout and building layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Spaces that ensure natural surveillance is utilised. The proposed dwelling has habitable rooms overlooking the entrance, front and side gardens, circulation space and parking areas so that it will feel safe, both in the daytime and at night.
- The landscaping and boundary treatments used to avoid and minimise the risk of unauthorised entry to the buildings from the rear and side.
- Access drive is passively surveyed by proposed and existing buildings.
- Shrub planting will be positioned under ground floor windows to dwellings to restrict access.
- Secured by Design principles to be adopted where practicable.
- External lighting will be minimised to the current British Standards and illuminate areas within the public realm. Front porch areas and private gardens will be treated with bulkhead or wall lights activated by PIR and daylight sensors.
- Secured by Design principles will be provided and achieved to best endeavours suitable to the scheme.

In accordance with the guidance and requirements for access, the development will be designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act, 2010.





CLEARWATER
Hidden Place
Frankfield Road
Blackboys
East Sussex
TN22 5RP
tel: 07584 705507



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Note:

- Do not scale from the drawing.
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- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Addo Design Ltd of any discrepancies.

client: Mr Poile

Project: Stone Edge Nursery
Woodlands Lane
Colgate, Horsham
Weat Sussex RH13 6HU

Title: Proposed Site Plan

Scale: 1 : 500 @ A3

Date: 18/12/2019

Drg No: pl 19-513- 03

Rev:

[illegible]

Rev.	Description	Date



Rear Elevation



Left Side (Garden) Elevation





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Framfield Road
Blackboys
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Client: Mr Poile

Project: Stone Edge Nursery
Woodlands Lane
Colgate, Horsham
West Sussex RH13 6HU

Title: Rear and Left Side Elevation

Scale: 1 : 100 @ A3

Date: 18/12/2019

Drg No: pl 19-513- 07

Rev:

Rev.	Description	Date



Front Elevation



Right Elevation





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client: Mr Poile

Project: Stone Edge Nursery
Woodlands Lane
Colgate, Horsham
Weat Sussex RH13 6HU

Title: Front and Right Side Elevation

Scale: 1 : 100 @ A3

Drg No: pl 19-513- 06

Date: 18/12/2019

Rev: