



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/19/0419

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

On behalf of: Mr F Varela FJV and Partners

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:

**Demolition of existing buildings and erection of a two storey detached dwelling
Elenge Plat Grouse Road Colgate Horsham**

to be carried out in accordance with Application No. DC/19/0419 submitted to the Council on 27/02/2019 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 28/08/2019

- 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
Details plan	Demolition Site Plan	D17107_A_1007 REV P1	17.07.2019
Location plan	Location Plan	D17107_A_1000 REV P2	27.02.2019
Site plan	Proposed Site Plan	D17107_A_1002 REV P1	22.02.2019
Floor plan	Proposed Floor and Roof Plans	D17107_A_1003 REV P1	22.02.2019

Site plan	Elevations and Floor Plans as Existing	D17107_A_1001 REV P1	22.02.2019
Elevation plan	Proposed Elevations (Coloured)	D17107_A_1005 REV P1	22.02.2019
Section plan	Proposed Sections	D17107_A_1006 REV P1	22.02.2019
Elevation plan	Proposed Elevations	D17107_A_1004 REV P1	22.02.2019
Details plan	Front Entrance	D17107_A_CGI4 REV P1	22.02.2019
Supporting Statement	Lighting Report	NONE	22.02.2019
Supporting Statement	Landscape and Visual Impact Assessment	NONE	22.02.2019
Supporting Statement	Planning Statement	NONE	22.02.2019
Supporting Statement	Energy Statement	NONE	22.02.2019
Supporting Statement	Arboricultural Impact Assessment	NONE	22.02.2019
Design & Access Statement		NONE	22.02.2019

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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (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 development shall thereafter be carried out in accordance with the approved details. 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 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).

- 5 **Pre-Commencement Condition:** Prior to the commencement of relevant works for the erection of the dwelling hereby approved, the existing buildings on site, as shown on drawing no. D17107_A_1007 REV P1, received 17 July 2019, which have been indicated with staggered red lines, shall be demolished (including the removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs windows, doors, solar panels and balustrading and terrace areas of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved. The proposed materials and colours selected shall accord with the High Weald AONB Design Guide for New Housing Development and the High Weald Colour Study.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality within the setting of an AONB in accordance with Policy 30 and 33 of the Horsham District Planning Framework (2015).

- 7 **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 shall 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).

- 8 **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 Policies 10 and 37 of the Horsham District Planning Framework (2015).

- 9 **Pre-occupation Condition:** Notwithstanding previously submitted information, prior to the first occupation of the new dwellinghouse 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
- Details of all hard surfacing materials and finishes
- Details of all boundary/residential curtilage treatments
- Details of any external lighting

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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan no. D17107_A_1002 REV P1, received 22 February 2019 and shall be thereafter 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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced 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).

- 12 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **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 Classes A, B, C, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages 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 control the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

Please be advised that there are conditions on this notice that will require the submission of details to be submitted for approval to the Local Planning Authority. To approve these details, you will need to submit an "Application for approval of details reserved by condition" with an application form and pay the appropriate fee. Guidance and the forms can be found at www.planningportal.co.uk/planning/applications/paperforms.

Note to Applicant

The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- Tree pit and staking/underground guying details
- A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- Hard surfacing materials - layout, colour, size, texture, coursing, levels
- Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

Note to Applicant

A Surface Water Drainage Statement is a site-specific drainage strategy that demonstrates that the drainage scheme proposed is in compliance with the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems. An Advice Note and a proforma for the statement can be found using the following link <https://www.horsham.gov.uk/planning/development-management>.

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 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.

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>.



PLANNING COMMITTEE REPORT

TO: Planning Committee (North)
BY: Head of Development
DATE: 06 August 2019
DEVELOPMENT: Demolition of existing buildings and erection of a two storey detached dwelling
SITE: Elenge Plat Grouse Road Colgate Horsham West Sussex RH13 6HT
WARD: Rusper and Colgate (Historic Ward)
APPLICATION: DC/19/0419
APPLICANT: **Name:** Mr F Varela **Address:** c/o Agent

REASON FOR INCLUSION ON THE AGENDA: The application, if approved, would represent a departure from the development plan

RECOMMENDATION: To approve planning permission subject to appropriate conditions.

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks planning permission for the demolition of former piggery buildings and redundant stabling building, which have cumulative footprint of approximately 449sqm, and the erection of a two storey dwellinghouse which would have an overall footprint of approximately 273sqm. Planning permission has previously been granted for the conversion of the piggery buildings on site to form a single storey dwelling under planning reference DC/15/2447 which was approved in October 2016.
- 1.3 The proposals involve the excavation of the land which slopes down from north-west to south-east to allow for the dwelling to be sunken down, creating the appearance of a single storey dwelling when entering the site from the existing access point to the north. The proposal would incorporate a modern design with a flat green roof with solar panels, timber cladding and significant glazing to the south-eastern elevation. The proposals include the creation of parking for 3no cars, terrace areas and a courtyard area with significant landscaping works proposed. The proposed dwelling would be designed to sit in a 'U' shaped configuration and would have an overall width of approximately 27m and an overall depth of approximately 19m owing to its design. The proposed floorspace of the proposed dwellinghouse measures approximately 384sqm. It is noted that the floorspace of the approved dwellinghouse measured approximately 224sqm.

DESCRIPTION OF THE SITE

- 1.4 The application site is located to the south-east of Grouse Road, outside of any defined built-up area boundary, in a rural location surrounded by open countryside. Elenge Plat is a substantial detached property set in extensive grounds, with a detached two storey 'chauffeur's dwelling' and a single storey workshop building set within the curtilage. The application site relates to an area to the east of Elenge Plat, where a cluster single-storey detached buildings, comprising a store, piggery, workshop building and stables are located. The buildings vary in scale but comprise gabled roofs with minimal window and door openings and are constructed predominantly of brick and block.
- 1.5 Grouse Road is marked by open fields interspersed with areas of woodland and a small number of individual properties set in their own spacious grounds. The site and surrounding area lie within the High Weald Area of Outstanding Natural Beauty (AONB). Views from Grouse Road to the attractive countryside on either side generally range from open views to more glimpsed views through trees and hedges, although there are some points where views beyond the road edge are restricted.
- 1.6 The site slopes down from north-west to south-east and the eastern boundary of the site adjoins open fields. The site benefits from an extant permission under planning reference DC/15/2447 which granted permission for the conversion of the buildings to a three bedroom dwelling along with the partial demolition of the piggery and store building on the site.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

- 2.3 **National Planning Policy Framework**

- 2.4 **Horsham District Planning Framework (HDPF 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 10 - Rural Economic Development.
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 26 - Strategic Policy: Countryside Protection.
Policy 30 - Protected Landscapes.
Policy 32 - Strategic Policy: The Quality of New Development.
Policy 33 - Development Principles.
Policy 40 - Sustainable Transport.
Policy 41 - Parking.

2.5 The High Weald AONB Management Plan 2019-2024

RELEVANT NEIGHBOURHOOD PLAN

- 2.6 The Parish of Colgate has not been designated as a Neighbourhood Development Plan Area to date.

PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.7 The following applications are the most recent and relevant applications relating to the application site:

DC/15/2447	Conversion of buildings to three bedroom dwelling and construction of glazed link. Partial demolition of piggery and demolition of store building.	Application Permitted on 10.10.2016
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3. OUTCOME OF CONSULTATIONS

- 3.1 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

INTERNAL CONSULTATIONS

- 3.2 **HDC Landscape Architect:** No objection. No additional harm to either the landscape character or the visual amenity of the area from the approved scheme.
- 3.3 **HDC Conservation:** Support. The existing workshops and sheds are not attractive buildings and the proposed house would be a great improvement. Keen to support architecture for the twenty first century and although this design is an evolution of a modernist style that is over a hundred years old, satisfied the design approach is one we should support.
- 3.4 **HDC Environmental Health:** Recommends conditions. Potential for contamination on the land and therefore appropriate conditions are recommended.

OUTSIDE AGENCIES

- 3.5 **WSCC Highways:** No concerns. The site is not considered to be sustainably located and thus any potential residents would be heavily dependent upon the use of the private car. The Planning Authority may wish to consider whether in policy terms the provision of the dwelling outweighs the sustainability issues. Recommends conditions in respect of car parking and turning, and cycle parking.
- 3.6 **Southern Water:** Comment. No details of means of disposal of foul drainage from the site. No public foul and surface water sewer in the vicinity of the site. The applicant is advised to examine alternative means of foul sewage disposal.
- 3.7 **High Weald:** Comment. Requirement for HDC to determine whether the application meets the legislative and policy requirement in respect of AONBs. Recommends conditions in respect of locally sourced materials, the use of working chimneys and wood fuel storage to support the sustainable management of the woodland in the AONB, the use of external materials of a colour that are appropriate to the landscape, the use of native and locally sourced plants, and controls over lighting.

PARISH COUNCIL

- 3.8 **Parish Council Comments:** Objection. Overdevelopment of the site and design out of keeping with AONB. Concerns raised with regards to the number of applications received for Elenge Plat.

PUBLIC COMMENTS

- 3.9 None received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 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 this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main considerations material to this application are:
- Principle of development.
 - Design and appearance of the proposal.
 - Impact on character and appearance of the surrounding countryside.
 - Impact on the AONB.
 - Impact on privacy and amenity of neighbouring properties.
 - Highway safety and parking.

Principle of development

- 6.2 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan-making and decision-taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 6.3 The application site lies in the countryside outside of the defined built-up area of any settlement. Given this location, the initial principle of the proposal moves to be considered in the context of Paragraph 79 of the NPPF and policies 3, 4 and 26 of the Horsham District Planning Framework (HDPF).
- 6.4 Policies 3 and 4 of the HDPF set out that development will be permitted within the towns and larger villages in the District which have defined built up areas, and outside of these areas, the expansion of settlements will be limited to those sites that are, amongst other criteria adjoining a settlement edge and allocated in either the local plan or a neighbourhood plan. Policy 26 of the HDPF states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development, and that any proposal must be essential to its countryside location. The application site is located within the countryside, outside of any defined settlement, and is

not allocated in the HDPF. There is also currently no neighbourhood plan for the parish of Colgate. The proposal for the construction of a new dwelling in this location does not therefore meet the aims of these policies.

- 6.5 Planning permission has however been granted under application reference DC/15/2447 for the conversion and extension of the existing piggery and store buildings to create a single storey 3-bedroom detached dwelling. This permission was granted on the basis that the existing buildings were derelict and their re-use for residential purposes would serve to enhance the site and the setting, as well as the fact that given the set back from Grouse Road to the north, the resultant dwellinghouse would not be visible from this public vantage point. The planning history of this site, where permission has been granted for a residential property, is a material planning consideration in the determination of this current application, as it represents a realistic fall-back position in the event that planning permission is not granted for the current proposal. Consequently, whilst the proposal represents a departure from the development plan, the fall-back position established by way of the extant permission for the conversion of existing buildings on the site to residential is considered to hold sufficient weight to justify the principle of a new dwelling in this location.
- 6.6 Further, additional plans have been provided indicating that all existing buildings on the application site will be demolished to allow for the proposed dwelling, resulting in a significant amount of footprint in terms of built form being removed from the site, and allowing for an enhancement of the site and wider setting. No issues have previously been raised in respect of the loss of the existing buildings on the site, and since the initial permission was granted, there have been no changes to the condition or nature of the site which continues to appear disused and in a poor condition.

Character, appearance and visual amenities of the countryside location

- 6.7 Paragraph 131 of the NPPF states that “great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area”. Policies 26, 32 and 33 of the HDPF require development to be of high quality design which is sympathetic to the character and distinctiveness of the site and surroundings. As the site is located within the High Weald AONB, Policy 30 of the HDPF is also of relevance, which requires the natural beauty and public enjoyment of the AONB to be conserved and enhanced.
- 6.8 The current application seeks to demolish all of the existing buildings on the site and to create a two-storey detached 4-bed dwelling to replace the existing redundant buildings. Following consideration of the submitted details and a Case Officer site visit, the existing buildings are not considered to be of any architectural merit or value to warrant their retention, and appear in a state of disrepair. Given their current condition, it is considered that the buildings detract from the immediate surroundings and the wider High Weald AONB.
- 6.9 The proposed dwellinghouse would be of a two-storey design, however owing to the existing topographical levels of the site, and to ensure that it would not appear as a prominent addition, the proposed dwelling would be sunken into the ground, to create the appearance of a single storey dwelling. This would be particularly evident in views from the north when approaching the dwelling from the existing access. Whilst utilising a modern design with a flat green roof, the proposed dwellinghouse would not appear any greater in height than the existing buildings to be removed.
- 6.10 The proposed design, by virtue of the fact that it would be designed to relate appropriately with the landscape and topography levels, and taking into account the use of a green roof and the landscaping proposed, would not result in a visually prominent addition when compared to the existing buildings on site. The Council’s Landscape Officer has raised no

objection to the application, subject to conditions, stating that whilst the south-eastern elevation would be the most prominent perspective, from a distance there would be little difference when compared to the existing situation on site.

- 6.11 It is acknowledged that the proposal would result in a larger dwelling in terms of internal useable floor area (384sqm), when compared to the extant permission on site, however it is considered that the proposed dwelling would be appropriately sited and scaled in relation to the size of the plot. The design of the proposed dwelling would represent an enhancement to the site when compared to the existing buildings and would be a building of architectural merit and interest.
- 6.12 The principle of a dwelling on the site has been previously established and it is considered that the overall design in terms of built form, character and the pallet of materials to be used would result in a markedly improved dwellinghouse when compared to the existing situation on site and the design of the previously approved barn conversion. The new dwelling would be sited in the same position as the dwelling previously approved and will be set well back from the road frontage with existing neighbouring dwellings and boundary treatments providing screening from potential views from public vantage points. Any views of the site would be seen in the context of the curtilage of Elenge Plat. It is not therefore considered that the proposals would result in harm to the natural beauty of the High Weald AONB.
- 6.13 Whilst considered to be modest in nature, it is considered that in their current form, the existing buildings detract from the immediate surroundings, given that they have fallen into a state of disrepair. The proposal for the construction of a new dwelling would allow for the creation of dedicated and well-designed property which, on balance, would serve to enhance the immediate setting and would enable the provision of additional landscaping improvements with the use of appropriate conditions. The proposed dwelling is considered to be well designed and makes good use of the landscape to ensure that it fits appropriately within the landscape.
- 6.14 The High Weald AONB Management Plan 2019-2024 states that the “scale and extent of development within these designated areas should be limited”. Notwithstanding this, as stated above, the NPPF supports innovative design which raises the standards of design in the area. Given that all of the existing buildings on site would be removed and taking into account the design of the proposal, it is considered that, on balance, the proposals would accord with policies 26, 30, 32 and 33 of the HDPF as well as Paragraph 131 of the NPPF.

Impact on neighbouring amenity

- 6.14 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. The proposed dwelling would be sited in an identical location to that of the extant permission on the site. Taking into account the single storey nature of the proposal when viewed from the northern perspective, the topographical levels whereby the properties to the north and east are located at a slightly elevated position and the distances maintained (some 35m to the nearest residential property which is within the ownership of the applicant), it is considered that the proposed new dwelling would not have a detrimental impact on neighbouring amenity above that of the approved dwelling on site. It is therefore considered that the proposal is acceptable in this regard and accords with Policy 33 of the HDPF.

Highways impacts of the proposal

- 6.15 Policies 40 and 41 of the HDPF states that development should provide a safe and adequate access, suitable for all users. The proposed dwelling would utilise the existing access serving the buildings from Grouse Lane. Three parking spaces are indicated to be

provided which is considered to be appropriate to serve this dwelling. West Sussex County Council as the Local Highway Authority has raised no objection to the proposal. Subject to appropriate conditions as suggested by WSCC, it is considered that the proposals are acceptable on highway safety and transport grounds.

Other matters

- 6.16 The Council's Environmental Health team having been consulted, have raised concerns in respect of the potential for there to be contamination risks associated with the historic use of the site, have requested that a condition be imposed requiring a contamination survey to be submitted. Given the past use of the site, it is considered that such a condition would be reasonable and necessary. There are no immediately adjoining intensive agricultural uses taking place which could lead to odour or noise nuisance for future occupants.

Conclusion and planning balance

- 6.17 The site is within a countryside location and has not been allocated for residential development in a local plan or neighbourhood plan and the construction of a new dwelling in this location does not represent a use essential to its countryside location. The proposal therefore conflicts with policies 4 and 26 of the HDPF. However, the principle of residential development on the site has been established by the grant of planning permission for the conversion of the existing buildings to form a dwellinghouse. This is considered to form a realistic fall-back position carrying significant weight in the determination of this application. The proposed development would provide a new build dwellinghouse, following the demolition of the existing redundant buildings on the site, and would represent an acceptable appearance of the site and wider landscape compared to the development that could otherwise come forward on the site under the previous consent. On balance, the proposal is considered to comply with the relevant policies of the Horsham District Planning Framework (2015) and guidance within the NPPF, and the application is therefore recommended for approval subject to appropriate conditions.

Community Infrastructure Levy (CIL)

- 6.18 Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.
- 6.19 **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	384	449	0
Total Gain			
Total Demolition			449

- 6.20 Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.
- 6.21 In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

- 7.1 To approve planning permission subject to the following conditions:

- 1 A list of the approved plans

- 2 **Standard Time Condition:** The development hereby permitted shall be begun 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) The intrusive site investigation results following (b) and, based on these, a detailed method statement, giving full details of the remediation measures required and how they are to be undertaken.
- (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 development shall thereafter be carried out in accordance with the approved details. 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 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).

- 5 **Pre-Commencement Condition:** Prior to the commencement of relevant works for the erection of the dwelling hereby approved, the existing buildings on site, as shown on drawing no. D17107_ A_ 1007 REV P1, received 17 July 2019, which have been indicated with staggered red lines, shall be demolished (including the

removal of foundations) and all materials arising from such demolition removed from the site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs windows, doors, solar panels and balustrading and terrace areas of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **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 shall 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).

- 8 **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 Policies 10 and 37 of the Horsham District Planning Framework (2015).

- 9 **Pre-occupation Condition:** Notwithstanding previously submitted information, prior to the first occupation of the new dwellinghouse 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
- Details of all hard surfacing materials and finishes
- Details of all boundary/residential curtilage treatments
- Details of any external lighting

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).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of the dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan no. D17107_A_1002 REV P1, received 22 February 2019 and shall be thereafter 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).

- 11 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, details of secure (and covered) cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced 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).

- 12 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **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 Classes A, B, C, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilages 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 control the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

COMMITTEE APPLICATIONS

POST COMMITTEE

APPLICATION NO./ADDRESS:

DC/19/0419

Elenge Plat Grouse Road Colgate Horsham West Sussex RH13 6HT

Demolition of existing buildings and erection of a two storey detached dwelling

At its meeting on 6 August 2019, the Planning Committee (North) resolved to approve planning permission subject to the conditions set out in the Officers report and reference being made to the High Weald AONB Design Guidance within the materials condition. The materials condition has therefore been amended to the following:

Pre-commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs windows, doors, solar panels and balustrading and terrace areas of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved. The proposed materials and colours selected shall accord with the High Weald AONB Design Guide for New Housing Development and the High Weald Colour Study.

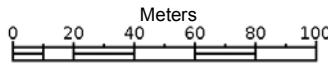
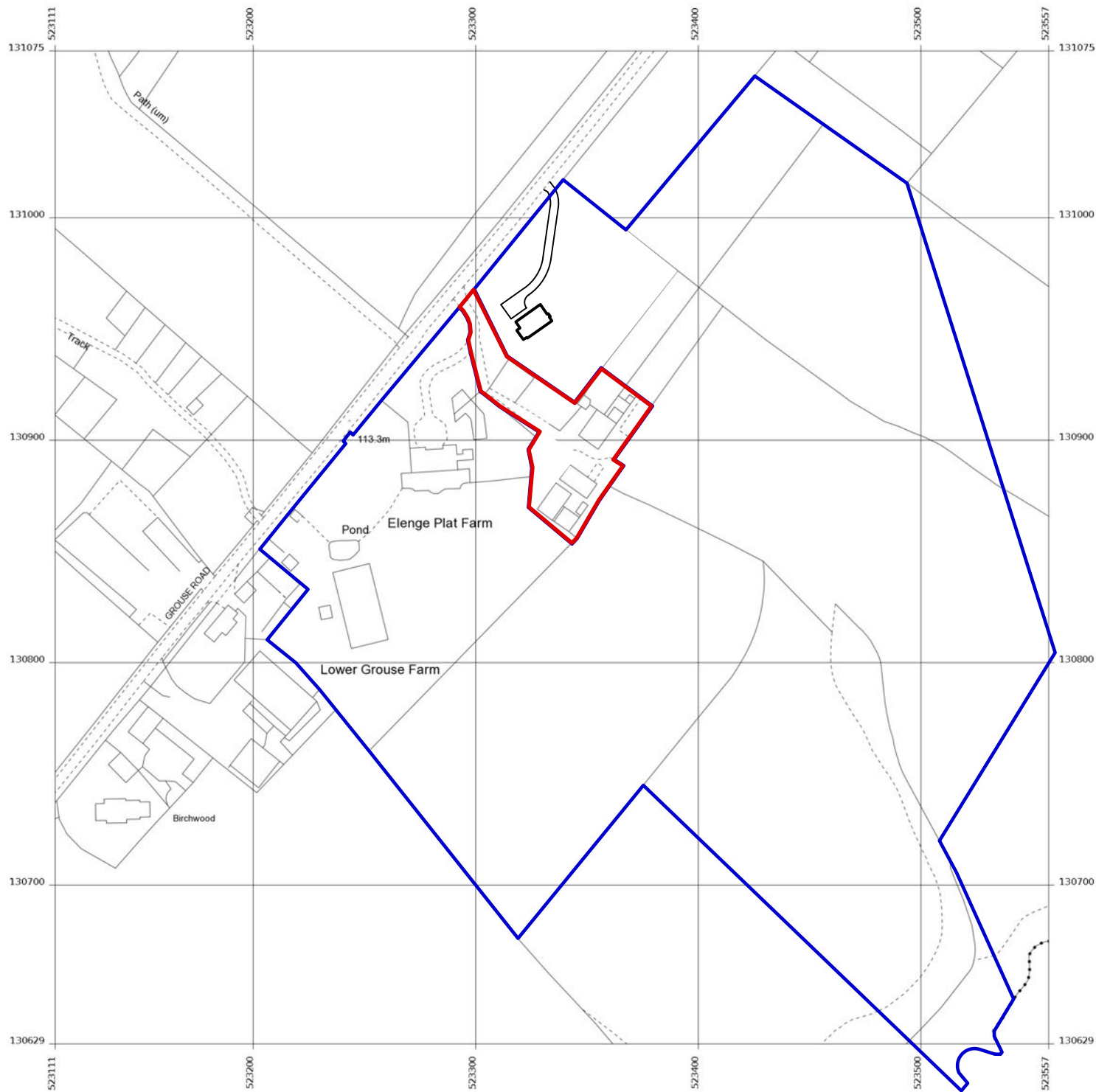
Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality within the setting of an AONB in accordance with Policy 30 and 33 of the Horsham District Planning Framework (2015).

Case Officer

SignOguzhan Denizer..... Date28/08/2019.....

Authorising Officer

SignA.Richardson..... Date28/08/2019.....



Elenge Plat, Grouse Rd, Colgate, Horsham
RH13 6HT

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Health & Safety notes:

Rev	Revision details	By	Date
1	Issued for Planning	mj	17/02/19
2	105 base plan updated.	mj	27/02/19

Status:

PLANNING

Client:

Mr & Mrs F Varela
Elenge Plat, Grouse Road
Colgate RH13 6HT

Project:

New Dwelling at:
Elenge Plat, Grouse Road

Title:

LOCATION PLAN

Scale:

1:2500 @ A3

Checked:

mj

Date:

27/02/19

Originated:

mj

Date:

01/04/18

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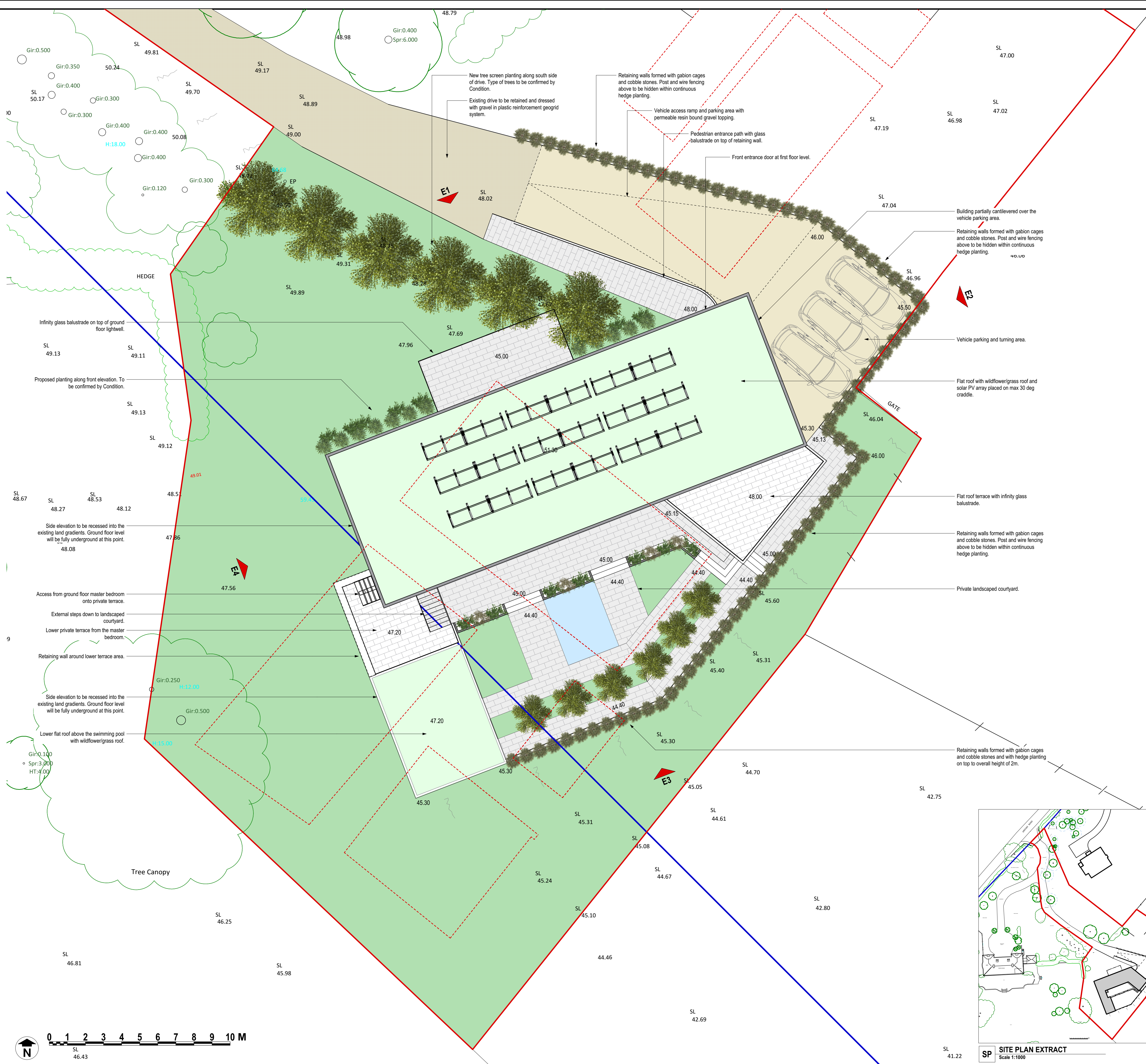
Andreas, Mill Lane, Felbridge, East Grinstead, RH19 2PE
Tel: 0142 323411
Email: info@majarchitects.co.uk
Web: www.majarchitects.co.uk

Drawing number:

D17107_A_1000

Revision:

P2



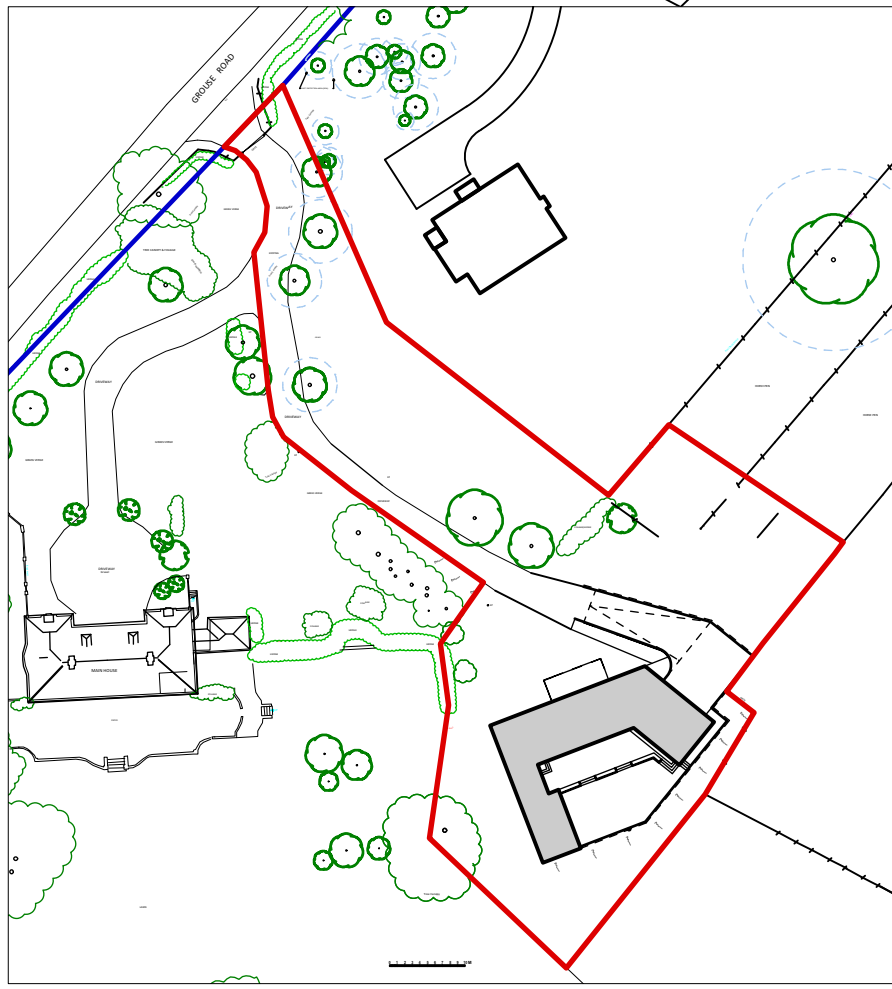
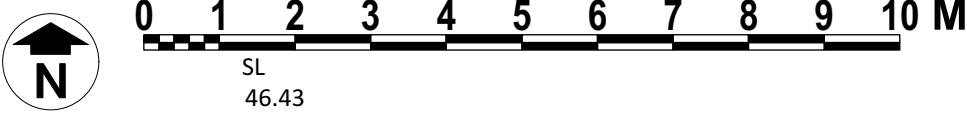
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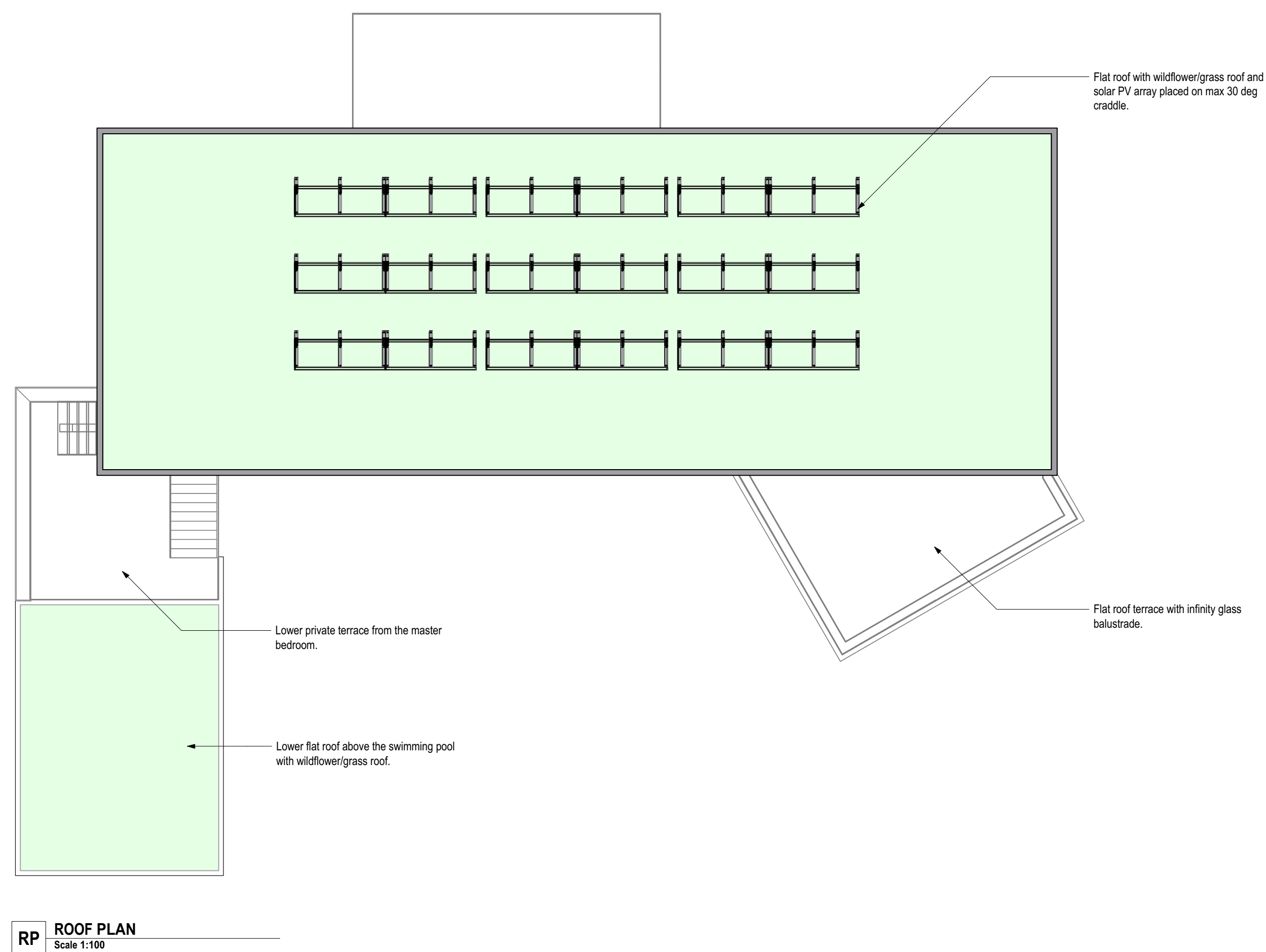
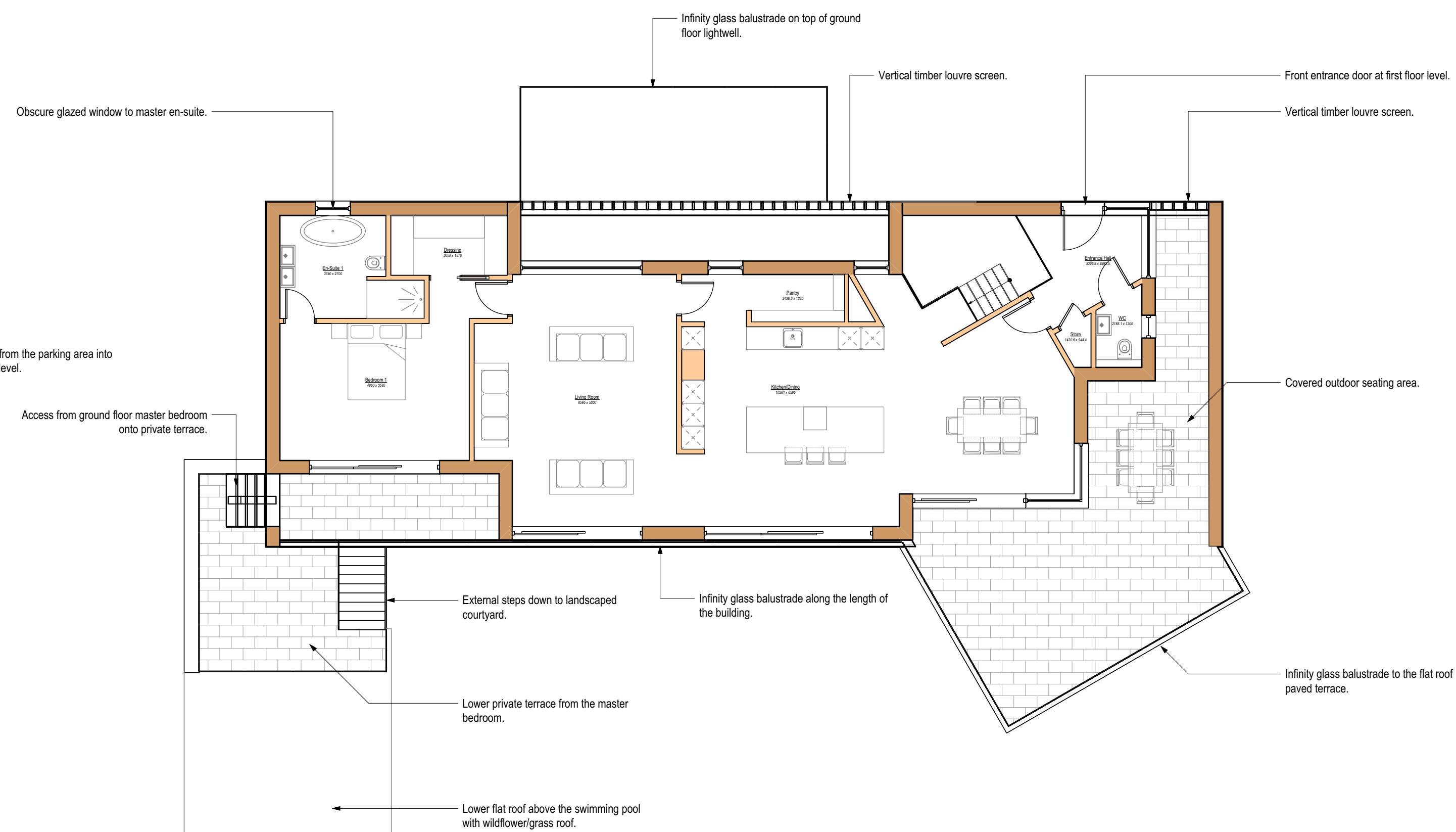
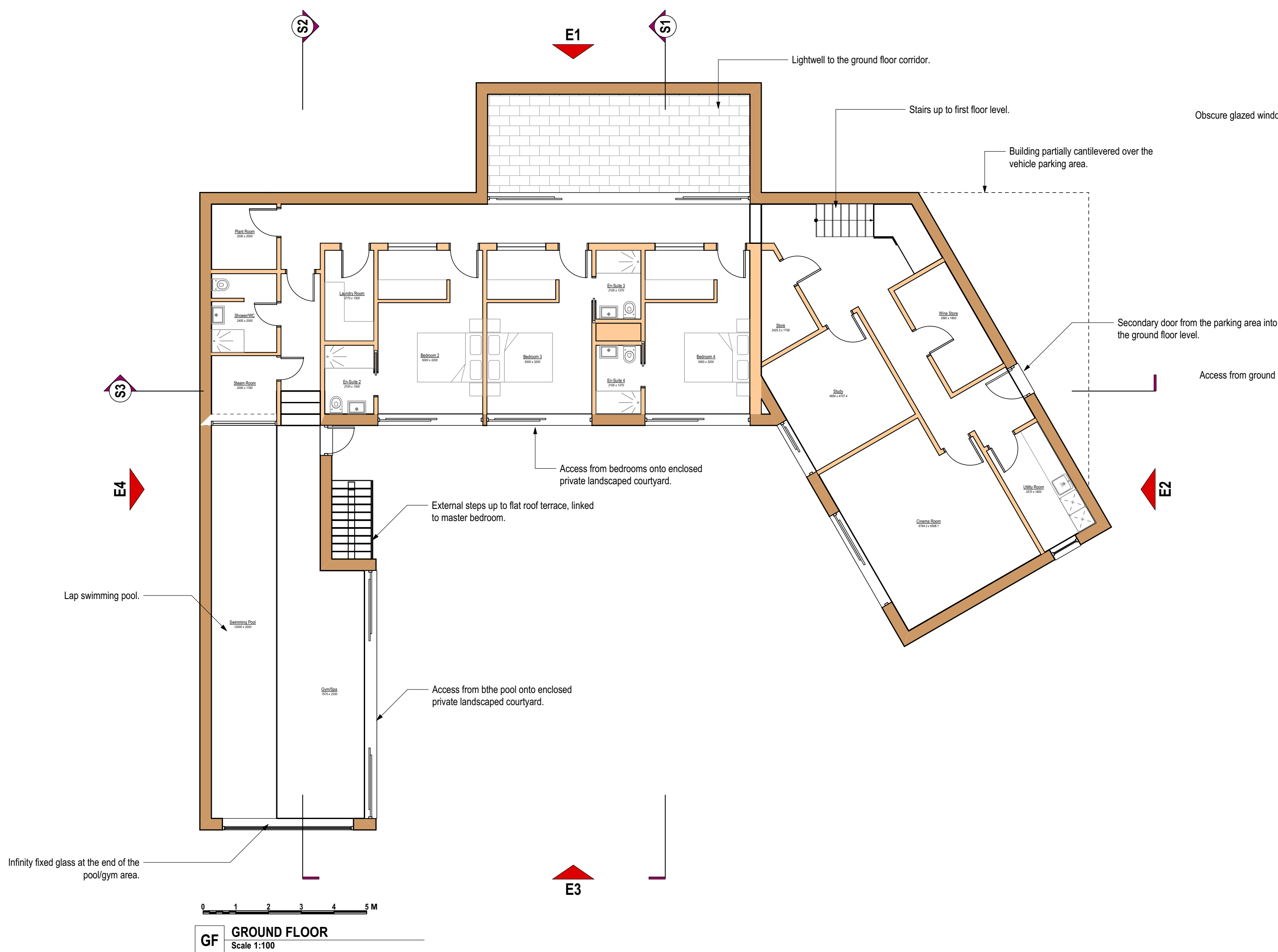
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project:	New Dwelling at: Elenge Plat, Grouse Road		
title:	PROPOSED SITE PLAN		
scale:	1:100 @ A1		
checked:	mj	date:	17/01/19
originated:	mj	date:	01/04/18
drawing number:	D17107_A_1002		revision:
		P1	





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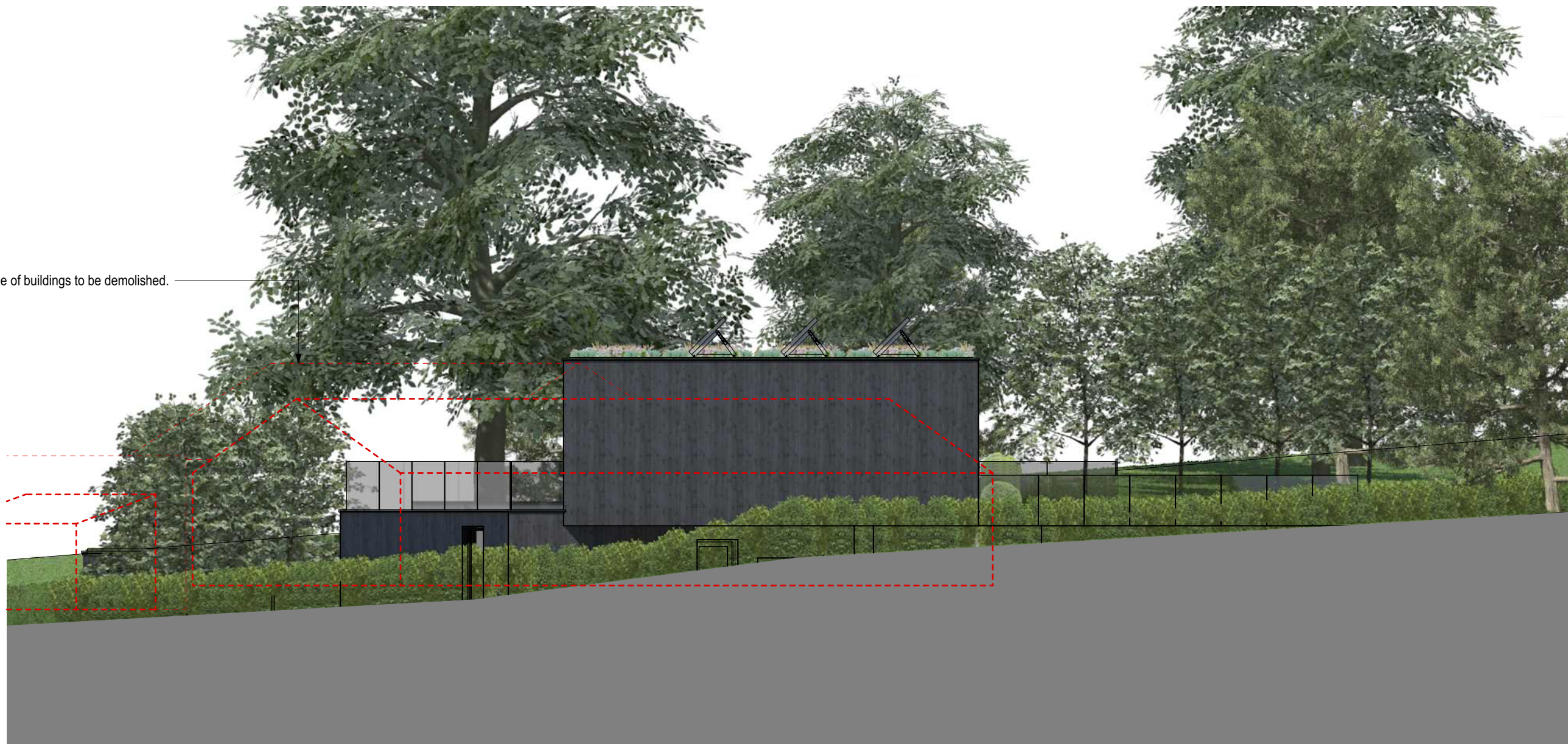
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rev	revision details	by	date
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project:		New Dwelling at: Elenge Plat, Grouse Road	
title:		PROPOSED PLANS	
scale:		1:100/250 @ A1	
checked:	mj	date:	17/01/19
originated:	mj	date:	01/04/18
 Address: Mill Lane, Felbridge, East Grinstead, BN15 2PE Tel: 01342 323441 email: info@majorarchitects.co.uk web: www.majorarchitects.co.uk			
drawing number:		revision:	
D17107_A_1003		P1	



E1 ELEVATION - Northwest
Scale 1:100



E2 ELEVATION - Northeast
Scale 1:100



E4 ELEVATION - Southwest
Scale 1:100



E3 ELEVATION - Southeast
Scale 1:100

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Notes:

Health & Safety notes:

rev : revision details

1 Issued for Information

by : date

mj 21/08/18

status:

PLANNING

client:

Mr & Mrs F Varela
Elenge Plat, Grouse Road
Colgate RH13 6HT

project:

New Dwelling at:
Elenge Cottage, Grouse Road

title:

PROPOSED COLOURED ELEVATIONS

scale:

1:100 @ A1

checked:

mj

date:

13/08/18

originated:

mj

date:

01/04/18

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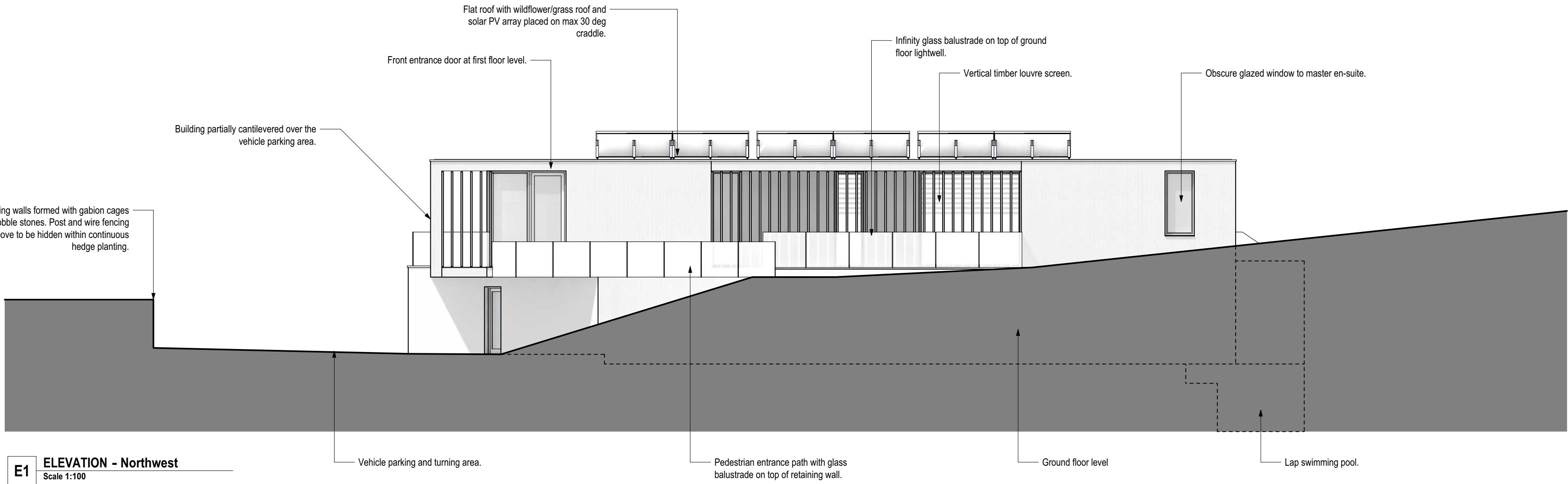
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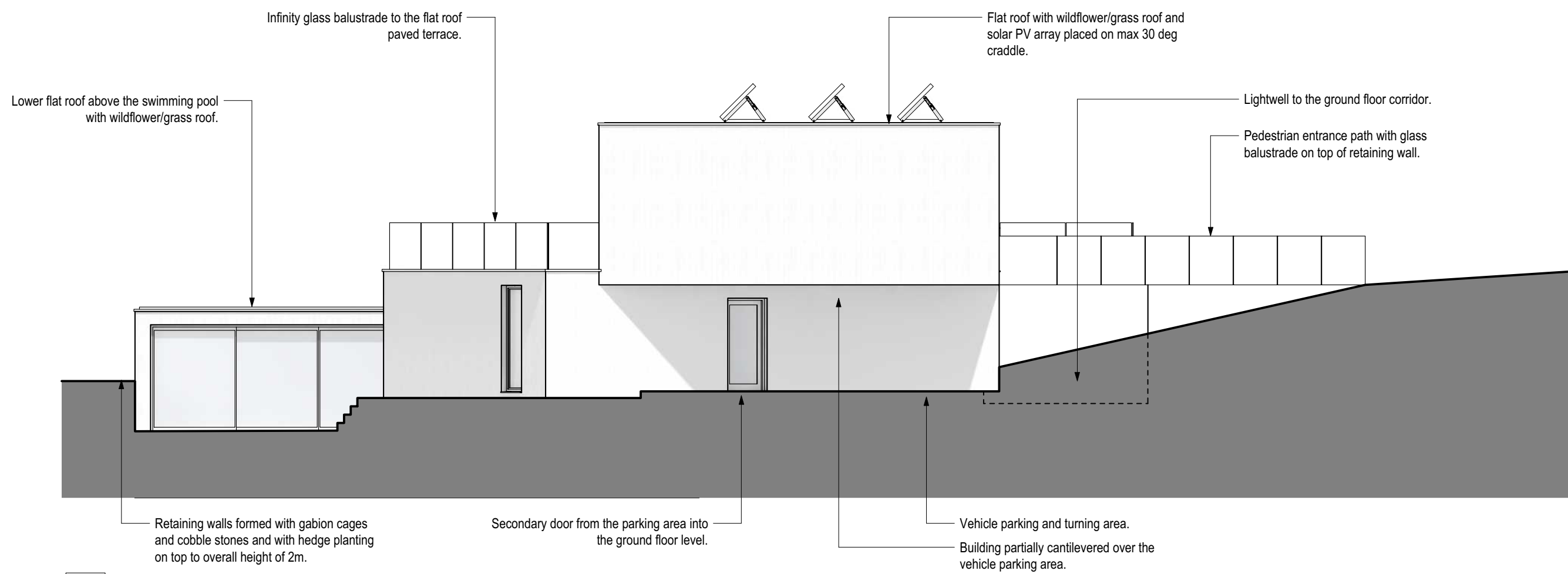
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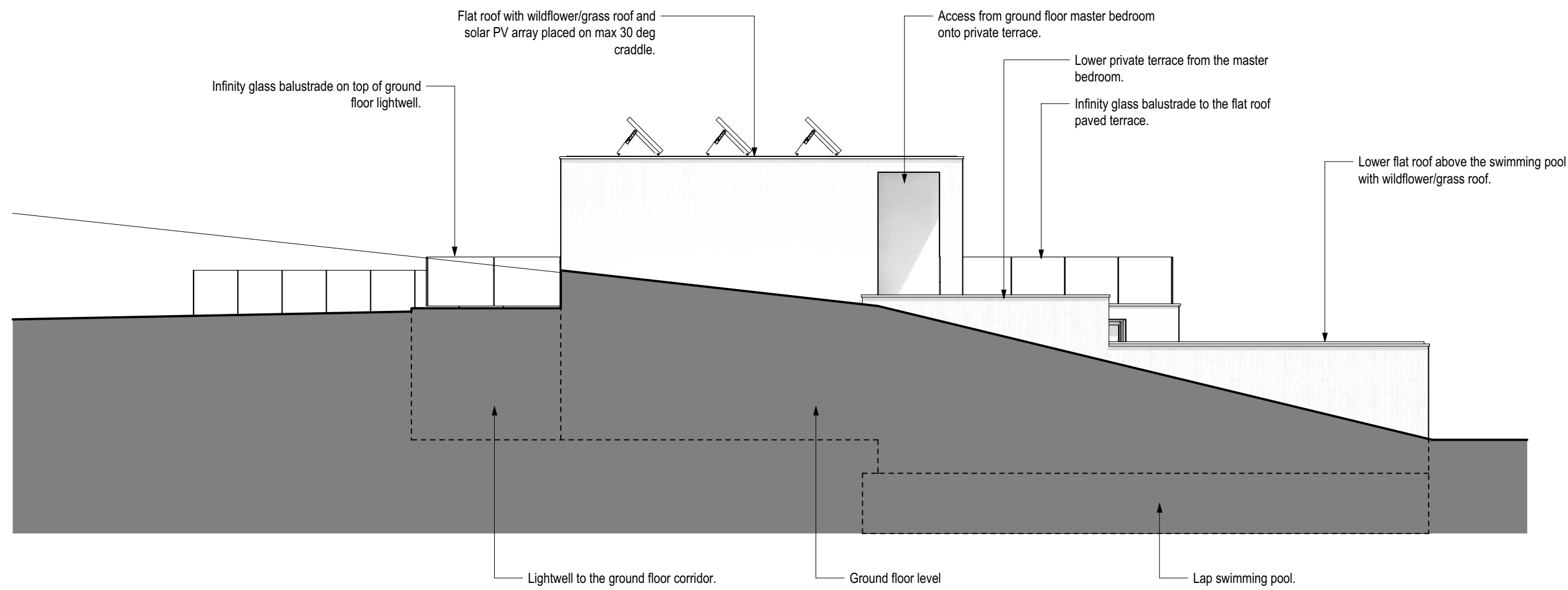
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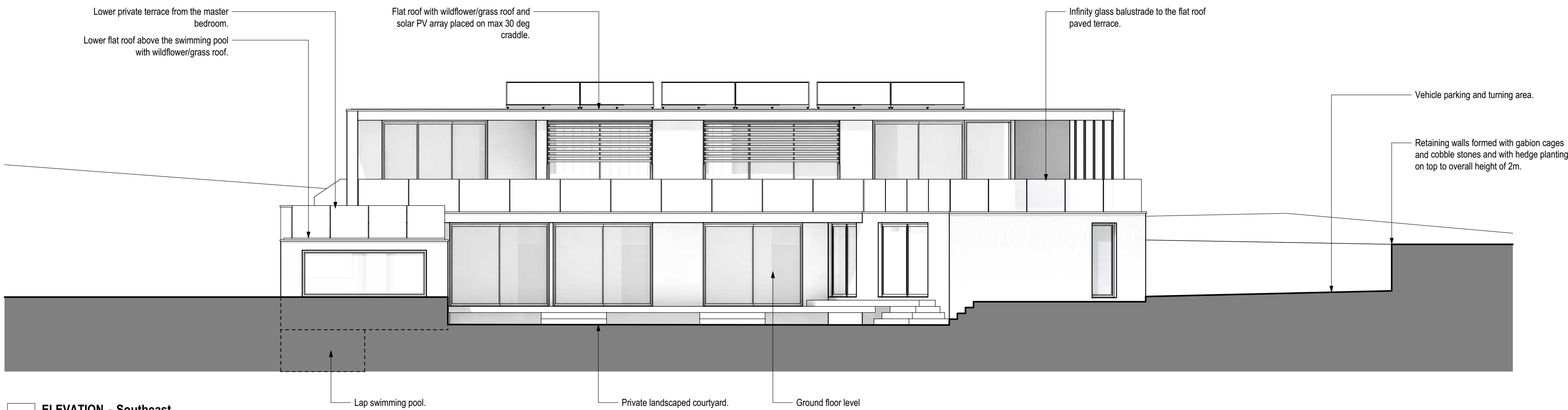
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Scale 1:100



E2 ELEVATION - Northeast
Scale 1:100



E4 ELEVATION - Southwest
Scale 1:100



E3 ELEVATION - Southeast
Scale 1:100

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Notes:

Health & Safety notes:

rev	revision details	by	date
1	Issued for Information	mj	21/08/18

status: PLANNING

client: Mr & Mrs F Varela
Elenge Plat, Grouse Road
Colgate RH13 6HT

project: New Dwelling at:
Elenge Cottage, Grouse Road

title:

PROPOSED ELEVATIONS

scale: 1:100 @ A1

checked: mj **date:** 21/08/18

originated: mj **date:** 01/04/18

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