



**Horsham
District
Council**

serving our towns and villages

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WS Planning and Architecture
Reigate Place
43 London Road
Regiate
Surrey
RH2 9PW

Application Number: DC/12/2376

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

On behalf of: Mr and Mrs A and J Turner

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify their APPROVAL of the following application comprising:

Erection of a single (x 4-bed with live-in carer's accommodation) dwelling with associated access and parking (Approval of reserved matters)

Dial Post Farmhouse Horsham Road Rusper Horsham

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No DC/12/1345 subject to compliance with the conditions specified hereunder.

- 1 The carport hereby approved shall be used solely for garaging purposes and domestic storage only in connection with the associated dwelling also subject of this permission.

Reason: To control the development in detail in the interests of amenity, in accordance with policy DC9 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- A. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

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

Schedule of plans/documents:

Design & Access Statement Drwg no. NONE Received 21.12.2012
Energy Statement Drwg no. NONE Received 21.12.2012
Heritage Statement Drwg no. NONE Received 21.12.2012
Location plan Drwg no. HO/134/PL01 F Received 14.02.2013
Block plan Drwg no. HO/134/PL02 I Received 14.02.2013
Proposed Floor plan Drwg no. HO/134/PL03 H Received 14.02.2013
Proposed Floor plan Drwg no. HO/134/PL04 G Received 14.02.2013
Roof plan Drwg no. HO/134/PL05 E Received 14.02.2013
Proposed Elevations plan Drwg no. HO/134/PL06 H Received 14.02.2013
Proposed Elevations plan Drwg no. HO/134/PL07 G Received 14.02.2013
Proposed Elevations plan Drwg no. HO/134/PL08 E Received 14.02.2013

Note to Applicant

Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Note to Applicant:

In making this decision, the Council has had regard to the following policy(ies) from the South East Plan/Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

CC1 CC4 CC6 CP1 CP2 CP3 CP5 CP13 CP15 CP16 CP19 DC1 DC2 DC3 DC9
DC13 DC16 DC40

Note to Applicant:

You are advised that this permission does not constitute an approval under the Building Regulations. 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.

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.

N.B. PLANNING APPEAL PROCESS

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at www.planningportal.gov.uk/pcs

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/12/2376 Erection of a single dwelling with access (Approval of Reserved Matters) on land at Dial Post Farmhouse, Horsham Road, Rusper.

SITE AND SURROUNDINGS:

The application site is situated outside the built-up area of Rusper and is thus in the countryside. The site forms the north-eastern end of a paddock located on the north side of the Horsham Road, to the east of Dial Post Farmhouse.

The site is screened by hedgerow along all boundaries, with north and south adjoining lands well screened from view. There is also an existing hedgerow along the eastern boundary, although this does not fully screen views from the east adjoining properties.

The site is closely adjoined to the west by Dial Post Farmhouse, a Grade II Listed Building which according to the Design and Access Statement dates back to approximately 1500. Other nearby properties include the Gardeners Green development to the east, and a number of commercial units at Dial Post Park (formerly agricultural units as part of Dial Post Farm).

RELEVANT PLANNING HISTORY:

DC/12/1345	Outline application for the erection of a single dwelling with access.	Permitted
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RELEVANT PLANNING POLICIES:

South East Plan (2009) – CC1, CC4, CC6.

Local Development Framework Core Strategy (2007) – CP1, CP2, CP3, CP5, CP13, CP15, CP16, CP19.

Local Development Framework General Development Control Policies (2007) – DC1, DC2, DC3, DC9, DC13, DC16, DC40.

REPRESENTATIONS AND CONSULTATION RESPONSES

Conservation Officer - The principle of development has been established through application DC/12/1345. This application contained a heritage statement showing the likely impact of this principle on the setting the building. At outline stage the location and size of the house appeared in the northern section of the plot, and although only indicative, spanned approx. 26m in total of the plot (including garaging) and approx 12.5m in width. The current proposals are closer to 40m, with a total width of 20m. This increase is of concern and is likely to suburbanise the location and compromise

the setting of the listed building, not in line with DC13 or the NPPF requirements on heritage assets.

The architectural style of the building has been likened in the DAS to a previously existing barn to the south east; and in general the architectural approach is acceptable, however the scale is again considered to be overly large for the rural location. These concerns could be addressed by a reduction in the length and width of the building.

West Sussex Highways – The application is comparable to previous application DC/12/1345 and, as such, similar comments and conditions apply.

Equalities Officer – Has provided comments in relation to disabled requirements of the Building Regulations. The proposal is generally acceptable, however, queried the positioning of the car barn so far from Michael's bedroom.

Rusper Parish Council – Support the application.

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.

MAIN ISSUES:

The main issues are the principle of the proposed development in this location, and its effect on;

- (a) The character and visual amenities of the locality,
- (b) The amenities of the occupiers of adjoining properties,
- (c) An adjoining Grade II Listed Building.

PLANNING ASSESSMENT:

The application was initially submitted as an application for planning permission for the erection of a detached dwelling; however, the application has been amended to a Reserved Matters application following the Committee's decision to grant Outline Permission for the dwelling at its meeting on 2nd October 2012.

Principle

The principle of this development was assessed and established under application DC/12/1345, for which the Committee agreed to a departure from policy in order to grant planning permission.

Design

As part of the *additional supporting information* submitted as part of application DC/12/1345, the applicants provided comments in relation to a 'preferred' layout, in the event Outline permission was granted. These comments indicated the dwelling would take the form of a U-shaped courtyard styled dwelling, to reflect the traditional design of Sussex farm buildings.

The design submitted under the current application differs somewhat from this description, with the dwelling now taking the form of distinct 'night' and 'day' wings, linked by a 'living' area between the two. This would replicate the form and composition of some farm buildings, which the applicant has indicated in the Design and Access Statement existed on the site during its previous existence as a working farm.

The design sees the 'night' wing towards the western end as the dominant feature with a ridge height of 7.3m. Ridge heights are dropped elsewhere, to break up the mass of the building. Internally, the layout comprises large open kitchen and sitting room areas, which are a specific function of the applicants' special needs, together with a number of defined and movable room spaces. Also, at ground floor level, bedrooms are interlinked, in order to provide access to the special needs bedroom and to allow adequate provision for the special needs circumstances. Bedroom floorspace at first floor level accords with that of the ground floor, albeit without special needs provisions.

In general terms, the scale of the dwelling is substantial, at approximately 350sq.m, and there are concerns at the amount of built form. However, in discussions with officers, the applicant has provided a substantial amount of information to justify the scale and layout of the dwelling. This information includes expert advice on the family's likely needs and requirements, going forward, given their individual circumstances. The applicant has also negotiated with officers, reducing the scale of the dwelling, to that which is necessary to their individual circumstances.

Whilst the proposal does not strictly accord with the details submitted as part of the Outline application, the applicant has satisfactorily demonstrated the design is similar in nature and composition to historic farm buildings on the site. The Conservation Officer has provided comments, which considers the design accords with the requirements of policy DC13, however she retains concerns in relation to the dwelling's scale. However, notwithstanding these concerns it is considered, on balance, the proposal is acceptable.

Amenities

Sited approximately 50m from 19 Gardeners Green, the nearest adjoining residential property, and by reason of the single northeast facing first floor window, it is considered the proposal would give rise to any loss of privacy for the occupiers thereof.

In terms of impacts on the amenities of Dial Post Farmhouse, the Grade II Listed Building currently in the ownership of the applicants, the dwelling would be sited a similar distance (47m) from this residence. By reason of the single first floor bedroom window facing southwest, it is not considered there would be any additional overlooking.

The applicant has also submitted a landscaping proposal, to bolster boundary treatments along site boundaries and to improve privacy in the front and rear garden areas. These proposals are discussed elsewhere in this report.

Access

The reserved matters application form indicates approval is also sought for the proposed access. This aspect of the development was assessed under the Outline permission application and, as there are no changes, does not form part of the assessment of the current application.

Infrastructure Contributions

Arising from approval of application DC/12/1345 the applicant submitted a S106 agreement, which ensures payment of previously requested County Council and District Council infrastructure contributions.

Other considerations

The applicant has submitted a landscaping plan, which indicates retention and strengthening of existing boundary treatments. Of particular note, the applicant would close the existing field entrance in the southwest corner, and would establish a robust planting boundary where the application site meets the boundary with the existing field. The proposals also involve strengthening of existing hedgerows at the northeastern boundary, through introduction of a mixture of native species. The proposed dwelling would be sited approximately 10m from a pair of mature Common Oak trees, which is regrettable, however neither tree is protected. The proposals are acceptable.

The applicant has also provided an energy statement, which outlines measures proposed to maximise the energy performance of the dwelling. Firm proposals are not outlined, however the applicant has indicated it is their intention to exceed the Council's requirements in this respect. This issues has been controlled through condition 11 of DC/12/1345, which requires Code Level 3 performance

RECOMMENDATION:

Permit

1. The carport hereby approved shall be used solely for garaging purposes and domestic storage only in connection with the associated dwelling also subject of this permission.

Reason: To control the development in detail in the interests of amenity, in accordance with policy DC9 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

REASONS FOR RECOMMENDATION:

ICAB2

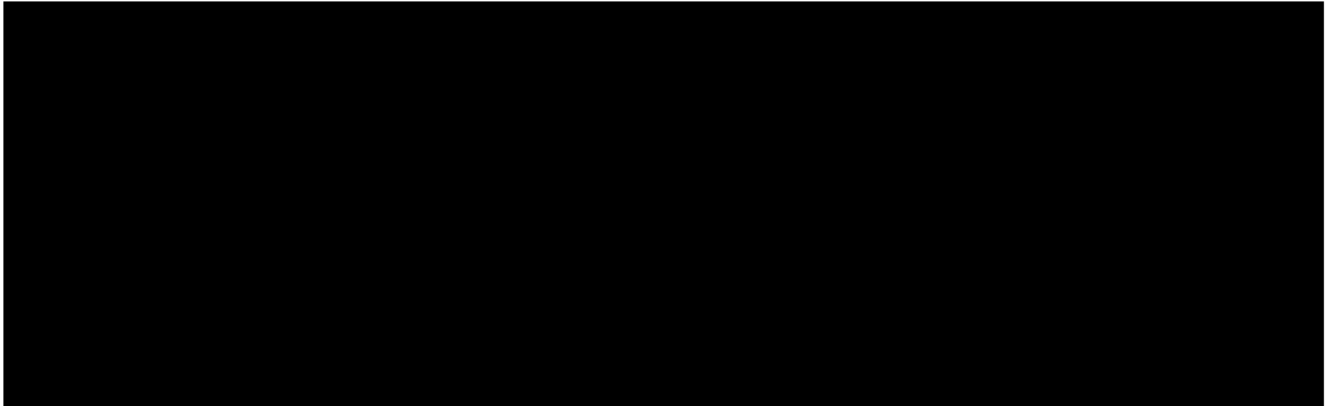
DG/n/2376

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

NO

POSITIVE AND PROACTIVE STATEMENT

INF15



AMENDED

DC/12/2376

PLANNING

14 FEB 2013

RECEIVED

Do not scale from this drawing, except for planning purposes.
Any discrepancies are to be reported to WS Planning & Architecture.
Refer to Structural Engineers details for structural design criteria.
This drawing remains the copyright of WS Planning & Architecture.



F	14.02.12	Bed 1 reduced following Client's comments
D	14.02.12	Footprint reduced following Planner's comments
C	19.01.12	Layout amended following Planner's comments
R	20.12.12	Entrance moved
A	20.12.12	Footprint amended following Client's comments

Rev	Date	Description
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WS WS PLANNING & ARCHITECTURE

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T: 01737 225711
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Date	21.11.12	Drawn By	AJH
Scale	1:500@A3	Checked	ANT

Client
Mr and Mrs Turner

Project
Dial Post Farmhouse
Horsham Road
Rusper

Title
Location Plan

Drawing No.

HO/134/PL01 F

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Proposed Location Plan 1:1250

-10 -5 0 10 20 50m 1:1250 scale bar



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Mr and Mrs A and J Turner
Dial Post Farmhouse
Horsham Road
Rusper
Horsham
West Sussex
RH12 4QX

Application Number: DC/12/1345

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

On behalf of:

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:

Outline application for the erection of a single dwelling with access

Dial Post Farmhouse Horsham Road Rusper Horsham

to be carried out in accordance with Application No. DC/12/1345 (as modified by the under-mentioned conditions, if any) submitted to the Council on 19/07/2012 and subject to compliance with the plans/documents and conditions specified hereunder.

Date: 03/01/2013

- 1 (a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
- (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
- (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

(d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details of screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 3 Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity and in accordance with policy DC9 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 4 The building(s) hereby approved shall not be occupied until the parking turning and access facilities have been provided in accordance with the plans hereby approved (or in accordance with plans submitted to and approved in writing by the Local Planning Authority) and the parking turning and access facilities shall thereafter be retained solely for that purpose [and solely in connection with the development].

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 5 The dwelling(s) / building(s) hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy CP2 of the Horsham District Local Development Framework: Core Strategy (2007).

- 6 The access to the proposed development from the public highway shall be designed, laid out and constructed in all respects in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall include visibility splays/sight lines defined as follows:-

(1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Horsham Road.

(b) Lines 90 metres long on each side of the access measured along the nearer edge of the carriageway of Horsham Road, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay area have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 7 The development hereby approved shall not be occupied until such time as the existing vehicular access onto Horsham Road has been physically closed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 8 Before development commences details of the provision of facilities for the parking of cycles shall be submitted to and approved by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with policy DC40 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 9 No works or development shall take place until full details of all hard and soft landscaping works have been approved in writing by the Local Planning Authority. All such works shall be carried out in accordance with the approved details. Any plants which within a period of 5 years from the time of planting die, are removed, or become 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 and in the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 10 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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 DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 11 The dwelling(s) shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measures of sustainability for house design that replaces that scheme). No dwelling(s) shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

Reason: To ensure the dwelling makes the most efficient use of renewable energy and to comply with policy DC8 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 12 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 13 Full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained.

- 14 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority in writing and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 15 No work shall be carried out on site unless there is available within the site provision for the parking, loading and unloading of vehicles and the storage of materials and equipment associated with the building works; all in accordance with precise details to be approved by the Local Planning Authority in writing before development commences. The approved facilities shall be retained and available for use throughout the period of work required to implement the development hereby permitted unless alternative details are agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and/or in the interests of amenity and in accordance with policy DC40 of the Horsham District Council Local Development Framework: General Development Control Policies (2007).

- 16 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B and E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity and in accordance with Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- A. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

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

Schedule of plans/documents:

Unnumbered Location Plan Received 19 July 12
Block and Site Plan Drwg no. 956-LR-01 Received 19 July 12
Planning Statement Drwg no. LW/T53 Received 19 July 12
Design and Access Statement Drwg no. LW/T53 Received 19 July 12
Additional Info Relating to Special Need Received 29 August 12
Heritage Statement Received 29 August 12
Indicative Block Plan Drwg no. OV/DB/AT/02 Received 29 August 12
Indicative Elevation Plan Drwg no. OV/DB/AT/01 Received 29 August 12

Note to Applicant

The applicant is advised to contact the Gatwick Diamond Team, Community and Economic Development, Communities and Infrastructure Directorate, 1st Floor, County Hall North, Chart Way, Horsham, West Sussex RH12 1XA. Phone: 01243 642105 to obtain a license for the site access works.

Note to Applicant

The County Fire Officer advises that the proposed development may need to include the provision of fire hydrant(s) connected to adequate supplies of water for fire fighting (Contact: David Boarer - Fire Services 01243 813667). It should also include suitable access for fire brigade vehicles and equipment.

Note to Applicant

Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Note to Applicant:

In making this decision the Council has had regard to the following policy(ies) from the South East Plan/Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

DC9 DC40 CP2

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal having regard to the individual circumstances of their case and its relationship with adjacent development is considered to represent an appropriate form of a development.

N.B. PLANNING APPEAL PROCESS

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 and within 26 weeks for other types of planning applications. Please note, only the applicant possesses the right of appeal.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on-line at www.planningportal.gov.uk/pcs

Post – Committee Report

Application Number: DC/12/1345
Site Address: Dial Post Farmhouse, Horsham Road, Rusper.

Item A6 – Development Control Committee 2nd October 2012.

The application was considered by Dev Magt. Cttee (N) at its meeting on Tuesday 2nd October 2012, whereupon it was resolved that the application be delegated, for approval, in consultation with the local member and subject to satisfactory resolution of S106 matters. The application has been advertised as a departure from policy (notice 29th November 2012) and the 21 day consultation period has now passed. Following on from discussions with the local member, and submission of an appropriate S106 agreement (S106/2024), the decision can now be issued, together with conditions, as set out below.

- 1
 - (a) Approval of the appearance and the scale of the dwelling, and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the appearance and the scale of the dwelling, and the landscaping of the development, shall be submitted in writing by the Local Planning Authority and shall be carried out as approved.
 - (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
 - (d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 2 No development shall take place until details of screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 3 Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: To control the development in detail in the interests of amenity and in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 4 The building(s) hereby approved shall not be occupied until the parking turning and access facilities have been provided in accordance with the plans hereby approved (or in accordance with plans submitted to and approved in writing by the Local Planning Authority) and the parking turning and access facilities shall thereafter be retained solely for that purpose [and solely in connection with the development].

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 5 The dwelling(s) / building(s) hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy CP2 of the Horsham District Local Development Framework: Core Strategy (2007).

- 6 The access to the proposed development from the public highway shall be designed, laid out and constructed in all respects in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall include visibility splays/sight lines defined as follows:-

(1) 2 metres by 2 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-

(2) (a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Horsham Road.

(b) Lines 90 Metres long on each side of the access measured along the nearer edge of the carriageway of Horsham Road, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay area have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007)

- 7 The development hereby approved shall not be occupied until such time as the existing vehicular access onto Horsham Road has been physically closed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007)

- 8 Before development commences, details of the provision of facilities for the parking of cycles shall be submitted to and approved by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 9 No works or development shall take place until full details of all hard and soft landscaping works have been approved in writing by the Local Planning Authority. All such works shall be carried out in accordance with the approved details. Any plants which within a period of 5 years from the time of planting die, are removed, or become 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 and in the interests of amenity in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 10 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: 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 DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 11 The dwelling(s) shall achieve a Code Level 3 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measures of sustainability for house design that replaces that scheme). No dwelling(s) shall be occupied until a Final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

Reason: To ensure the dwelling makes the most efficient use of renewable energy and to comply with policy DC8 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 12 No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 13 Full details of means of surface water drainage to serve the development shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on development. The scheme agreed shall be implemented strictly in accordance with such agreement unless subsequent amendments have been agreed with the Local Planning Authority.

Reason: To ensure that the development is properly drained.

- 14 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning

Authority in writing and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance, hazard or visual intrusion from material deposited on the road system in the locality.

Reason: In the interests of road safety and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 15 No work shall be carried out on site unless there is available within the site provision for the parking, loading and unloading of vehicles and the storage of materials and equipment associated with the building works; all in accordance with precise details to be approved by the Local Planning Authority in writing before development commences. The approved facilities shall be retained and available for use throughout the period of work required to implement the development hereby permitted unless alternative details are agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and/or in the interests of amenity and in accordance with policy DC40 of the Horsham District Local Development Framework: General Development Control Policies (2007).

- 16 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A,B, ~~C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z~~ of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: In the interest of visual amenity and in accordance with Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).

Informative

The applicant is advised to contact the Gatwick Diamond Team, Community and Economic Development, Communities and Infrastructure Directorate, 1st Floor, County Hall North, Chart Way, Horsham, West Sussex RH12 1XA.

Phone: 01243 642105 to obtain a license for the site access works.

Informative

The County Fire Officer advises that the proposed development may need to include the provision of fire hydrant(s) connected to adequate supplies of water for fire fighting (Contact: David Boarer – Fire Services 01243 813667). It should also include suitable access for fire brigade vehicles and equipment.

Positive and Proactive Statement

INF14

Reason for recommendation

9/10

DC12/1345

The proposal, having regard to the individual circumstances of the case, is considered to represent an appropriate form of development.

