Horsham District Council

Douglas J P Edwards
Blonks Barn
Hooklands Lane
Shipley
Horsham
West Sussex
RH13 8PY

Our ref:	DISC/24/0194
Your ref:	
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	2nd October 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by conditions 3,4,5,6 and 7 to approved application DC/13/0468

Millfield Barn Horsham Road Rowhook Horsham

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

3. **Pre-Commencement Condition**: No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the development hereby approved. The approved scheme shall be implemented prior to the use/occupation of the site and permanently retained thereafter.

   Reason: As this matter is fundamental in the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 2nd October 2024

4. **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape 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. Any plants, which within a period of 5 years, 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 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).

Date of approval - 2nd October 2024

5. **Pre-Occupation Condition**: No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) unless and until provision for the storage of refuse/recycling has been made for that dwelling (or use) in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

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

Date of approval - 2nd October 2024

6. **Pre-Occupation Condition**: Prior to the first occupation (or use) of any part of the development hereby permitted, details of the parking turning and access facilities shall be submitted to and approved by the Local Planning Authority in writing. The building/dwelling shall not be occupied until the approved parking, turning and access facilities have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

Date of approval - 2nd October 2024

7. **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).

Date of approval - 2nd October 2024

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Floor plan	Proposed Ground Floor Plan	23-09-06 A	23.07.2024
Plans	Landscaping, Foul and Surface Water Drainage Plan	23-09-09 A	23.07.2024
Layout plan	Division of Units - Proposed Layout Plan	23-09-11 A	23.07.2024
Plans	Fencing and Hedgerows	23-09-12	23.07.2024
Supporting Docs	Email from Agent dated 13.06.2024	NONE	

Note to Applicant:

It is understood that no works have been carried out to commence development as approved under planning reference DC/13/0468. The Applicant is therefore advised that this planning permission has not been implemented within the relevant period as per condition 2 and has subsequently expired.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control