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Mr. Andrew Macswayed
Eurohaus Ltd
196 High Road
Wood Green
London
N22 8HH

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/22/2377

DESCRIPTION: DEMOLITION OF EXISTING WAREHOUSE AND CREATION OF TWO NEW 3 BED DETACHED CHALET STYLE HOUSES. RELAYED EXTERNAL LANDSCAPE, BINS AND CYCLE STORES. TREE REPORT RECEIVED 3/10/2022.

LOCATION: 13A BEACONSFIELD CLOSE, BURGESS HILL, WEST SUSSEX, RH15 9AT

DECISION DATE: 5 JAN 2023

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

4. No development shall commence until details for the provision of the temporary parking of vehicles associated with the development and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted has been submitted to and approved by the Local Planning Authority. The provision shall thereafter be provided prior to the commencement of building works and unless otherwise agreed in writing by the LPA, retained for the duration of the construction.

Reason: In the interests of road safety and parking provision and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

5. No development shall commence until details for the provision within the site (or other adjacent land within the applicants control) for the siting of temporary contractor buildings, plant and the storage of materials associated with the development hereby permitted has been submitted to and approved by the Local Planning Authority. The provision shall thereafter be provided prior to the commencement of building works and unless otherwise agreed in writing by the LPA, retained for the duration of the construction.

Reason: To avoid undue congestion of the site, consequent obstruction to access and to protect the amenities of neighbouring properties and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

6. The development shall be carried out in accordance with the details of materials set out in drwg no's 3739/019 Rev K, 3739/020 Rev K and 3739/021 Rev K unless otherwise agreed in writing by the Local Planning Authority.

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 and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

7. Prior to the occupation of any dwelling subject of this permission, hard and soft landscaping shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, 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: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

8. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved plan of drwg 3739/009 Rev K. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

9. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans of drwgs 3739/009 Rev K and 3739/031 Rev K.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

10. The proposed first floor window on the rear elevation of each dwelling shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

11. The development shall be carried out in accordance with the Tree Protection Plan (ref TPP 01 Rev A) received 3rd October 2022 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan.

INFORMATIVES

1. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

3. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

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

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

5. Beaconsfield Close is maintained as Public Right of Way (PROW) footpath no. 52BH. The applicant must take the following advice into consideration during/after the works associated with this development:

- Safe & convenient public access is to be available at all times across the full width of the PROW. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Developers/landowners should ensure that public use of the PROW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from his exercise of private access rights.
- Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development then the applicant may be required to make good the surface to a standard satisfactory to West Sussex County Council's Rights of Way team.

6. In accordance with 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 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.

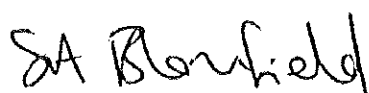
Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Other	3739/032	K	28.07.2022
Other	3739/033	K	28.07.2022
Other	3739/031	K	28.07.2022
Landscaping Details	3739/030	K	28.07.2022
Landscaping Details	3739/029	K	28.07.2022
Other	3739/019	K	28.07.2022
Other	3739/020	K	28.07.2022
Other	3739/021	K	28.07.2022
Landscaping Details	3739/026	K	28.07.2022
Landscaping Details	3739/027	K	28.07.2022
Landscaping Details	3739/028	K	28.07.2022
Proposed Elevations	3739/034	K	28.07.2022
Block Plan	3739/002	K	28.07.2022
Existing Floor Plans	3739/005	K	28.07.2022
Existing Roof Plan	3739/006	K	28.07.2022
Existing Elevations	3739/007	K	28.07.2022
Existing Sections	3739/008	K	28.07.2022
Location Plan	3739/001	K	28.07.2022
Proposed Floor Plans	3739/009	K	28.07.2022
Proposed Floor Plans	3739/010	K	28.07.2022
Proposed Roof Plan	3739/011	K	28.07.2022
Proposed Elevations	3739/012	K	28.07.2022
Proposed Sections	3739/013	K	28.07.2022
Proposed Elevations	3739/014	K	28.07.2022
Proposed Elevations	3739/015	K	28.07.2022
Proposed Elevations	3739/016	K	28.07.2022
Proposed Elevations	3739/017	K	28.07.2022
Proposed Elevations	3739/018	K	28.07.2022
Landscaping Details	3739/022	K	28.07.2022
Proposed Elevations	3739/023	K	28.07.2022
Other	3739/024	K	28.07.2022
Landscaping Details	3739/025	K	28.07.2022
Tree Survey	TPP 01 Rev A		03.10.2022



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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

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

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.