

Recommendation Report for Planning Permission

REF NO: AB/148/21/PL

LOCATION: 7 Canada Road
Arundel
BN18 9HZ

PROPOSAL: Demolition of 4no. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish 4 bungalows and construct 5no 2 bed dwellings.
TOPOGRAPHY	Predominantly flat.
TREES	There are 2 individual trees and a group of trees and shrubs to the rear of the site. The group and 1 individual tree will be felled.
BOUNDARY TREATMENT	The site has a low level 1-1.5m high post and rail fence along the rear boundary of the site, abutting the highway at Hill Terrace and along the side of the site to the rear of the highway at Green Lane Close. Along the eastern boundary is a low level chain-link fence with a low level hedge approximately 1-1.5m in height.
SITE CHARACTERISTICS	The site features a terrace of 4 single storey properties, 1, 3, 5 and 7 Canada Road. The bungalows are constructed out of red brickwork with red roof tiles and white uPVC windows/doors.
	The site is flanked by The Mustchin Foundation, a redbrick block of flats, to the east. To the south east of the site, across Green Lane Close, is the Arundel Surgery. To the south (rear) of the site is a Scout hall.
CHARACTER OF LOCALITY	The area is predominantly residential featuring a variety of property styles including 2 storey terraced, single storey terraced bungalows, flats and 2 storey semi-detached properties.

RELEVANT SITE HISTORY

AB/4/18/PL	Demolition of 4 No. existing bungalows & erection of 5 No. 2 bedroom dwellings with associated parking & landscape.	ApproveConditionally 15-11-18
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The application was approved in 2017 although it not implemented.

REPRESENTATIONS

Arundel Town Council provided no objection.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS (LHA)

Do not consider that the proposal would have and an unacceptable impact on highway safety. Given the net increase of one dwelling it would not be anticipated this application would result in a material impact on the operation of the maintained highway network in the vicinity. Access/parking will be in 2 locations. A layby on Canada Road will provide 5 parallel spaces. An off-street space will be created via Hill Terrace to serve plot 1.

The existing dwellings were not provided with off street car parking so the LHA are not minded to raise objections on levels of proposed off street parking.

Plot 1 will be provided with off street car parking. The parking at this plot should provide an electric vehicle car charging point as per the Arun DC SPD for Parking. The specific details can be secured via a planning condition.

DRAINAGE

Drainage proposals have previously been considered by AB/4/18/PL and AB/112/21/DOC. Minor amendments were required to the drainage design and the management/maintenance manual. Please apply standard conditions so the outstanding matters can be addressed.

GREENSPACE

As this is a smaller development of replacement housing, there is no requirement for POS. Indicative landscaping has been shown with planting indicated. Details should be provided regarding existing trees/boundary planting. Recommend no objection subject to the condition of soft landscaping details.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM5	ENV DM5 Development and biodiversity
WMDM1	WM DM1 Waste Management
ENVDM4	ENV DM4 Protection of trees
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development

Arundel Neighbourhood Plan 2014 POLICY1: The Presumption in Favour of Sustainable Development

Arundel Neighbourhood Plan 2014 POLICY 2: A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Arundel Neighbourhood Plan is relevant in this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -
(a) the provisions of the development plan, so far as material to the application,

- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site is in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan provided it accords with other policies of the Local Plan covering such issues visual/residential amenity, highway safety and parking.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."

The Council has an adopted Design Guide which provides up to date advice on matters such as new development and the need for it to successfully integrate with the prevailing character of an area.

Arundel has a made Neighbourhood Plan with policies 1 and 2 relevant. Policy 1 highlights the presumption in favour of sustainable development where proposals that accord with the development plan will be approved and Policy 2 refers to the parish spatial plan where it directs the requirement for housing to be within the town of Arundel.

NPPF at paragraph 119 highlights that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

In paragraph 124 (d) NPPF states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens).

In this case, the application results in a net gain of 1 residential unit.

The Council is unable to identify a 5-year supply of housing land. Paragraph 11d) (ii) of the Framework is relevant and as directed by Footnote 8 , advises that permission should be granted, unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. In situations where the presumption set out by paragraph 11d) applies, paragraph 14 of the Framework adds that the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, subject to a number of criteria being cumulatively met. One of which is that the housing supply is at least 3 years - which is no longer the case and therefore not all criteria are met in this case.

In order for the NPPF's (para 11) 'presumption in favour of sustainable development' to apply it must first be assessed whether the proposal would constitute 'sustainable development'. Paragraph 8 of the NPPF sets out the three objectives of 'sustainable development'; economic, social and environmental.

The proposal meets the economic objective and would result in some economic gains in terms of

providing employment during the construction phase and potential local spending, and these economic benefits weigh in the schemes favour. The proposal meets the social objective, making a net contribution of 1 new home to the District's housing supply. In terms of being in an environmentally sustainable location and accessible, the site is located within the built up area boundary in walking distance of a range of shops, facilities and services in Arundel. There are also bus services and Arundel Train Station located 1 mile, around a 20 minute walk away. The proposal will also provide a new social accommodation with the properties contributing to Arun housing stock.

DESIGN AND VISUAL AMENITY

Policy D DM1 of the Arun Local Plan requires that the Council have regard to certain aspects including character, density, appearance and scale. Furthermore, policy D SP1 "Design" states all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

A terrace of 4 bungalows are on the site. This proposal seeks permission for 5 dwellings. The dwellings will increase in scale when compared to the existing which are single storey and therefore will be more prominent. An extra unit will be constructed. Within the area there are a variety of dwelling styles and the proposal would be in keeping with the scale of the surrounding properties. The 2 dwellings closest to the adjoining block of flats, the Mustchin Foundation, would be chalet bungalows and reduce in height slightly compared to the remainder of the units.

The properties are set slightly behind the development line and retain space to the front and rear of the highway. There would be additional boundary treatment consisting of fencing to the eastern side which would allow for privacy for the amenity space allocated to the corner dwelling. Fencing is not common in the area although with it extending at an angle towards the rear to the site, the harm upon the street scene is not deemed significant. A section of grass verge which runs along the eastern side of the site will also be retained and ensures that the development retains the character of the area which features areas of green space.

In the area the majority of buildings are constructed from red brick and feature red tiled roofs. The external materials proposed feature, red/brown facing brick to the external walls with artificial slate tiles to the roof and dark grey windows and doors. While the use of slate roof tiles is not common in the wider area, overall the materials would be broadly acceptable. To ensure they would be suitable a condition requiring that details be provided would be imposed upon any grant of permission.

The Arun Design Guide adopted in 2021 provides detailed guidance that will help raise design standards across the District. Section P relates to infill development and states 'Development should emulate the established pattern of building height, scale, plot width', 'Provide sufficient access to new dwellings', 'Respond positively to the character, appearance and layout of surrounding buildings'. Building Design (Section J) notes new buildings should have a form and character that reflect their setting and reflect the scale of existing buildings in the area, the need to use attractive detailing and high quality materials and that traditional materials will be actively encouraged to reflect the local vernacular of the area. The proposal complies with this, with the design and size comparable to that of the surrounding properties, emulating the existing pattern of development and utilising an existing access road. The materials largely reflect those of the surrounding area.

Having regard to the size, scale, massing and overall design of the proposed dwellings it is considered that they would not have a detrimental impact on the street scene and wider area.

The proposal complies with D DM1 and D SP1 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

Arun Local Plan policy D DM1 requires the Council have regard to certain aspects when considering new development including: (3) Impact - Have minimal impact to users and occupiers of nearby property and land.

The dwellings will largely replace the footprint of the 4 dwellings and due to the scale, which is consistent with the area and with a road running along the eastern side and rear of the site, the proposal will not result in adverse overbearing or overshadowing on surrounding occupiers. It does not extend beyond the front or rear building line of the neighbouring property to the west. The dwellings closest to the adjoining flats to the west are to be chalet bungalows and given their reduced height and with 1.3m retained to the boundary and a further 4.7m to the side elevation of the neighbouring property, it would not result in a detrimental impact with regard to loss of light, overbearing impact and overshadowing.

The Arun Design Guide sets out guidance on garden depths and interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings;
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property;.

The proposal complies with regards to back to back distances, with no neighbours to this elevation. There is no specific guidance with regards to side to side distances, however the siting of the properties in relation to the western neighbour will remain similar to existing.

The dwellings would feature a number of windows to the front at both first and second floors which would enable views out toward the highway and over nearby front gardens, areas which are already overlooked. It is considered that no materially detrimental overlooking would occur as a result of windows in the front elevation.

To the rear is 'Hill Terrace' which provides access to The Mustchin Foundation to the west of the site. To the south east is Arundel Surgery and a Scout Hall is directly the rear. Windows in the rear elevations allow for views towards these buildings although most of these would be over parking areas and are already overlooked by not only the existing dwellings on site, but also the flats the parking area serves. There would be a greater level of overlooking than existing due to the addition of a 1st floor although due to the angle and separation distance of over 30m this is not significant.

No materially detrimental overlooking would occur to occupiers of adjoining and neighbouring properties.

Overall, the dwellings would not have a detrimental impact on occupiers of adjoining and neighbouring properties with regard to overlooking, overshadowing or overbearing impact and as such the proposals would comply with Policy D DM1 of the Arun Local Plan.

SPACE STANDARDS

ALP policy D DM2 states that internal spaces should be of an appropriate size and that the Nationally Described Space Standards provide guidance.

The proposal includes 2 dwelling types, 3 x 2 bed 2 storey dwellings and 2 x 2 bed chalet bungalows.

The required internal space standard for a 2 storey, 2 bedroom, 4 person house is 79 sqm.

Each dwelling proposes a general internal area of 79.2sqm and 80.3sqm and complies with the requirement.

Section H.04 of the adopted Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. It states that rear gardens should have a minimum depth of 10.5 metres and buildings should be set back by 2m from the plot boundary to mark defensible space.

The plans show the dwellings have garden depths between 8m and 12m with the garden narrowing as it extends east due to the shape of the site. The dwelling to the corner of the site will have an amenity area located to the side which enables a parking space to be allocated to the rear.

Whilst some gardens do not comply being slightly short in depth of the guidance, the proposal does provide a reasonable sized, useable space and is sufficient in relation to the size of the dwelling and accords with D DM2 of the Arun Local Plan.

PARKING

Para 110 of the NPPF states in assessing specific applications for development it should be ensured that (b) safe and suitable access to the site can be achieved for all users. Para 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy T SP1 of the ALP requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage. The ADC Design SPD (Sections I.01, I.02 and I.03) includes guidance on the provision and design of car parking, electric vehicle bays and charging points, and cycle parking.

Due to the location of the property (Parking Zone 1) ADC Parking standards generate a requirement for 2 parking spaces per 2 bed dwelling. The plan demonstrates 1 space per dwelling will be constructed and it does not comply with the Arun Parking Standards.

One of the six parking spaces is at the rear of unit 1, accessed via Hill Terrace. The remaining 5 are in-set bays on Canada Road, directly in front of the residential units. It is noted that the proposal only results in the net increase of one residential unit with existing properties having no provision for parking.

The applicant submitted a Parking Demand and Capacity Report conducted in Dec 2021. The survey assesses the wider area (up to 200m away from the site) to establish whether the displaced cars can be accommodated elsewhere. This found the potential loss of parking can realistically be accommodated in a reasonable distance of the site.

WSCC Highways do not consider the proposal would have and an unacceptable impact on highway safety.

It is therefore considered that the proposal is in accordance with policy T SP1 of the ALP.

BIODIVERSITY

ALP policy ENV DM5 requires proposals achieve a net gain in biodiversity and protect habitats on site.

The application is not accompanied by an ecological appraisal but with the site forming residential accommodation it has limited potential for habitats. A condition will be included for the incorporation of bat/bird boxes to contribute towards achieving a biodiversity net gain and complies with ENV DM5 of the Arun Local Plan.

TREES

There is a group of trees/shrubs and an individual tree to the rear garden of existing dwellings. These include a magnolia and various species/shrubs. These are proposed to be felled. They are not protected nor located in a Conservation Area.

The Tree Officer has not provided a comment. The trees would not require permission for removal and the works comply with ENV DM4 of the Arun Local Plan.

SUMMARY

The application has been assessed having regard to the tilted balance under paragraph 11(d) of the National Planning Policy Framework owing to the Council's current 5 year Housing Land Supply position. The above assessment has given regard to the principle of development, design and visual amenity, internal space standards, highways, transport and parking, neighbouring amenity, bin and cycle storage, biodiversity and ecology. This proposal represents an appropriate redevelopment of land and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. There are no adverse impacts associated with the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, taken as a whole. Planning permission is recommended subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

- Location, Site and Site Sections Plan - 01 G
- Proposed Floor Plans, Elevations and Sections - 02 F
- Highway Retaining Wall - WG1365 / 01 C3
- Construction Details - Sheet 1 - D1955-400 Rev B
- Construction Details - Sheet 2 D1955-501 Rev B
- Construction Details - Sheet 3 D1955-50
- S278 Legal Agreement - D1955-40 Rev C
- Horizontal Alignment and Surface Finishes - D1955-40 Rev B
- Topographical Survey and Levels - D1955-40 Rev C
- Construction and Environmental Management Plan - 20/12/2021

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 4 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with

policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 5 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. No development above damp proof course (DPC) level shall take place unless and until details and a timetable of how this is to be achieved for the development, including full details of physical works on the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reasons: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

- 6 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

- 7 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of soft landscaping. Landscape details would need to include a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting. Detail should also be provided regarding existing trees and boundary planting.

The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and 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 amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 8 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed residential buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and character and appearance of the area by endeavouring to achieve buildings of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 9 All activity at the site is to be carried out in strict accordance with the 'Arboricultural Method Statement Jan 22 and 'Tree Protection Plan - Arbtech TPP 02

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

- 10 No development above damp proof course (DPC) level shall take place until full details of the placement of bird and bat nesting boxes either on the house or in the rear garden have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of biodiversity enhancement as per the requirements of Arun Local Plan policy ENV DM5 and the National Planning Policy Framework.

- 11 No part of the development shall be first occupied until covered and secure cycle parking spaces has been provided in accordance with the approved planning drawings (02 F).

Reason: To provide alternative travel options to the use of the car in accordance with TSP1 of the Arun Local Plan and current sustainable transport policies

- 12 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing. (01 G).

Reason: In the interests of road safety in accordance with TSP1 of the Arun Local Plan.

- 13 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve Unit 1) shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge point shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, to mitigate against any potential adverse impact of the development on local air quality and to provide sustainable travel options in accordance with policies T SP1, T DM1 & QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 14 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan (01 G). These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with TSP1 of the Arun Local Plan.

- 15 INFORMATIVE: If during construction works, it becomes apparent that implementation cannot be carried in accordance with previously agreed details any resubmission of the drainage design must be accompanied by an updated copy of the management manual.

- 16 INFORMATIVE: The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover both the off-site highway works and proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place and any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

- 17 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-

enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun District Local Plan.

- 18 **INFORMATIVE:** 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 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.