REPORT UPDATE

Application No: AB/150/21/PL

Reason for the Update / Changes

Objections from the Parish Council received
- Loss of of amenity to local residents and the parking survey used was from 2016 and therefore current parking needs have not been fully considered.

4 additional objections from nearby occupiers

- Squeezing 3 houses on the site will have negative impacts on the area.
- The estate cannot afford to loose parking.
- The Horse Chestnut trees are TPO'd and will be damaged. It is only a matter of time before applications will be submitted to remove these due to their location to the rear of the properties.
- The play park to the other end of the site is more appropriate than a used car park.
- The loss of this car park will have a devastating impact on Canada Road and Ellis Close. As it currently stands there is insufficient parking in the area.
- The space specified is utilised by the local community.

Consultation comments received from Parks and Landscape and Ecology

PARKS AND LANDSCAPE
Recommend no landscape objection subject to compliance with Arun Design Guide and soft landscape details to ensure biodiversity net gain.

This development would be into an existing area of residential dwellings and would have some impact because of existing parking availability on street scene in this residential area. 2no existing Horse Chestnut trees to adjacent properties which fall beyond the red line site whose roots and canopy fall within the development site would have the potential to be impacted by the proposed development, due to future pressure to prune. However it is noted that these are trees under Tree Preservation Order and the proposed build proposals suggest that they would be out of the root protection area of the new dwelling. These trees including their rooting zone would need to be suitably protected during any build activities and protected from harm. The proposals as shown, do not appear to propose any soft landscaping. If approved landscape details would need to be submitted in the form of 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. Soft landscaping would be required to offer some greening to the proposals in this location.

ECOLOGY
The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.We require that a bat box is installed on the buildings onsite facing south/south westerly positioned 3-5m above ground. If any trees are to be removed as part of the proposals, then they will need to be surveyed for bat roosts. These surveys must be undertaken by a suitably qualified ecologist and if the trees have roost potential or a roost is found then further surveys along with a mitigation strategy will be required as part of this application. Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If

works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work). We would like a bird box to be installed on each of the new dwellings. Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Officer comments

As a result of the comments, additional conditions are included relating to soft landscaping, trees (condition number 5) and hedgehogs/nesting birds (condition numbers 3 & 4).

All issues raised are addressed in the report. An updated parking survey was submitted and is available to view online.

NB A revised conditions list is attached.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: AB/150/21/PL

LOCATION: Land adjacent to
30 Ellis Close
Arundel
BN18 9LG

PROPOSAL: Erection of 3no. 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 construct 3 No. 2 bedroom dwellings with associated parking. The same proposal was approved in October 2018 and it is sought to renew the permission.
TOPOGRAPHY	Predominantly flat.
TREES	There are 2 Horse Chestnut trees to the rear of the site and a Sycamore to the eastern side which will be felled.
BOUNDARY TREATMENT	1.8m fencing is located to the rear and side boundary surrounding the curtilage of the site.
SITE CHARACTERISTICS	Existing hardstanding parking court accessed from Ellis close. The parking area/site is in the ownership of Arun District Council.
CHARACTER OF LOCALITY	Predominantly residential. Mainly two storey semi-detached, and terrace properties.

To the south, the site shares a boundary with the side of the rear gardens with no.30 & 28 Pearson Road, whilst the most eastern boundary would cover the rear gardens serving rear of The Mustchin Foundation.

RELEVANT SITE HISTORY

AB/39/18/PL	Erection of 3 No. 2 bedroom dwellings with associated parking & landscape.	ApproveConditionally 03-10-18

An application for the same proposal was approved in 2018 although not implemented. This application seeks to renew the permission.

REPRESENTATIONS

4 letters of objection
- During the evening around 10-15 cars use the site location to park. Where will these go?
- The street is not suitable for parking.
- Emergency vehicles will not be able to access the street if there are cars everywhere.
- The car park is vital for the close.
- The location for the houses is in a busy car park.
- People will have to walk in the road.
- If cars are parked on the pavement it would limit access for disabled users.
- The car park is full every evening, to say the roads can cater for these is unfounded.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted and addressed in the conclusion section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS
WSCC were consulted previously on AB/ 39/18/PL and had no objection. Ellis Close is unclassified and a no through road.

A site plan has been provided detailing some highways and access information. This annotates that an area of the access point which will be offered for adoption. The current access gives priority for vehicles accessing and egressing the car park. The access plan detail that the existing car park access will be modified so that a pedestrian footway crosses the existing accessway and a 'dropped crossing' for vehicles being provided through this new footway provision.

The proposed dwellings will be afforded 6 hardstanding parking spaces, allocated on the basis on 1 space per dwelling, with the three remaining spaces left unallocated for visitors and general use to mitigate for the loss of the general parking area. It would be considered that the proposed 6 spaces provision (1 space per dwelling and 3 visitor spaces) is non-compliant with the Arun DC SPD for Parking.

It is the opinion of the LHA that the proposed parking arrangement would not result in harm and therefore the LPA may wish to consider the parking amenity considerations. Consideration needs to be given that the site previously provided parking for up to 19 vehicles. To better assess the potential impacts caused by the displacement of any parking a 2-day car parking capacity survey (December 2021) has been undertaken. A survey of the wider area (up to 200m away from the site) which found 26% and 17% space capacity in the area which equates to 32 spaces available to replace those lost, reveals that the potential loss of parking can realistically be accommodated within a reasonable distance of the site using on street locations.

A Construction Environment and Management Plan has been submitted by the applicants. Upon review the details within would be considered acceptable to the LHA. The LHA does not consider that the proposal would have and an unacceptable impact on highway safety and that there are no transport grounds to resist the proposal.

DRAINAGE
Most of our comments relating to the previous application (AB/39/18/PL) and subsequent DOC application (AB/113/21/DOC) have been attended too. The minor issues below remain outstanding. If these can be resolved and acceptable substitute plans submitted, then a pre-commencement condition can be avoided.
Outstanding comments;
1. Add note 'make good existing manhole' where existing pipeline is to be grubbed out.
2. RWP's connecting direct to pipeline to be made using oblique 45 degree junctions - add notes.
3. Omit reference to yard gullies (YG) in car park area and just refer to road gullies (RG) to save confusion. Alter plan including key to suit.
4.New road gully at entrance - connection to be made using oblique 45 degree junction - add note.

Amended plans were received on 15.2.22 and confirmed as acceptable by drainage and are included within the list of approved plans.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Built up area boundary
TPO

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
WDM2	W DM2 Flood Risk

WMDM1	WM DM1 Waste Management
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 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 relevant policies of the Arundel Neighbouring Plan are considered within this report.

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 not have a materially adverse impact on the residential amenities of nearby properties nor would it have a significant 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 in accordance with policy SD SP2 of the Arun Local Plan (ALP). Whilst the area is suitable for residential development in principle, being in the built up area boundary, such development should comply with the policies in the Development Plan. This covers such issues as visual amenity/character, residential amenity, highway safety and parking.

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 are in accordance 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 located within the town of Arundel.

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 existing prevailing character of an area.

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).

DESIGN AND VISUAL AMENITY

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees and crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding environment.

The Arun Design Guide was adopted in January 2021 and is now a material consideration in the determination of this application. Section J refers to new building design and states new development must ensure that the existing character and sense of place of an area is respected and enhanced. This can allow for new design forms but only where these take cues from well-designed elements of the existing area. New development should also generally reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties. The development proposed complies with the guidance.

3.No dwellings are proposed. These will match in appearance consisting of a row of three properties which feature a gable end roof and a canopy porch to the front. Materials proposed consist of red/brown brickwork with an artificial slate tiled roof and grey windows and doors. Some of these elements, namely the slate roof slightly differs from that of the surrounding area, although is not considered significantly out of character with the design and scale of properties in the locality.

The development will sit slightly forward of the established development line by approximately 1.8m. However, the adjacent terrace of houses are stepped forward in groups of 3 or 4 and the proposal which forms a similar group of 3 houses following the same pattern.

Each property also has a small grassed front garden which will be open plan similar to neighbouring properties. As such the buildings appear acceptable in terms of their appearance and is keeping with the character & appearance of the locality.

The development appears acceptable and its design responds to the site and surrounding context in

terms of scale, appearance and layout in accordance with D DM1 and D SP1 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY
ALP policy D DM1 requires there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires development to contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity.

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 rear building line of the dwellings is set forward of the dwellings to the west and as such will not result in adverse overbearing or overshadowing upon these properties. There will be some impact to the east as a result of the location of the dwellings which run along the rear of the neighbouring Mustchin Foundation premises. Although whilst slightly short of the guidelines (1m) the distance from the neighbouring rear windows of the Mustchin Foundation premises to the blank gable wall of unit 3 is just over 12m and will not result in significant harm.

To the west there is a 1.8m boundary distance retained between the side elevation of No.30 Ellis Close and the side of the proposed dwellings. There are no windows to the side of No.30 which will be impacted. 1m is retained between the side elevation of the dwellings and the shared boundary with The Mustchin Foundation premises to the east of the site. These distances are acceptable and ensure that access is still achievable to the side and rear of the existing and proposed properties.

There will be 2 rear windows to each dwelling at first floor level serving bedrooms. When looking at a 45 degree angle, views over the neighbouring gardens will be minimal. To the rear of the site sits No.30 and No.28 at Pearson Road. The dwellings will be visible from these properties however the back to back distance between the rear building line is approximately 34m which is an acceptable separating distance to prevent unacceptable overlooking/loss of privacy. Front facing windows will overlook the street scene.

As a result of the siting and separation of the development, the proposal does not result in adverse harm upon amenity and will not result in unacceptable loss of privacy to existing properties in accordance with D DM1, QE SP1 of the Arun Local Plan and the Arun Design Guide.

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 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 complies with the requirement.

Section H.04 of the recently 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 site plan shows the garden has a depth of around 9.5m which is slightly short and technically does not comply with the guidance. The space provided is sufficient in relation to the size of the dwelling and accords with D DM2 of the Arun Local Plan and matches the previous permission.

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.

Representation received have expressed concern regarding the loss of existing parking spaces and the negative impact of car parking displaced from the site on the safety of local roads.

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 6 spaces in total with 1 space per dwelling and 3 visitor spaces. This would not comply with ADC Parking Standards guidance.

The site is currently used for informal car parking by local residents. There are around 19 spaces although the current arrangement is unallocated and is occupied on a first come, first serve basis for the use of the local area in general. The application proposes to part replace the lost parking with 6 allocated spaces. This results in around 13 cars being displaced to surrounding roads. The applicant has 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 that the potential loss of parking can realistically be accommodated within a reasonable distance of the site which found 26% and 17% space capacity in the area which equates to 32 spaces available to replace those lost.

The application has also been assessed by WSCC Highways who do not consider that the proposal would have and an unacceptable impact on highway safety.

The site will also incorporate a shared surface that provides pedestrian routes to the new houses as well as to existing rear access paths for the houses to the north.

It should also be noted that this site is Council owned and although the site has been open to local people for a number of years none of the local residents have a legal right to a parking space on the site.

Although residents will experience change to their parking arrangements in that they may have to walk slightly further to park their cars, it is not considered that this change will be detrimental to their amenity or to their 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 any ecological appraisal but currently, forming a parking area, it has limited/no potential as a habitat for protected species. This is added to in this situation by the high urban density and small residential gardens. A condition will be included for the incorporation of bat/bird

boxes at the new dwellings to contribute towards achieving a biodiversity net gain and the proposal is therefore compliant with policy ENV DM5 of the Arun Local Plan.

TREES
There are 3 trees on site with 2 TPO'd Horse Chestnut trees to the rear boundary and 1 Sycamore to the eastern side. The sycamore tree will be felled as part of the development and the Horse Chestnuts will undergo a crown lift by 5m.

The Tree Officer has not provided comment. Protective measures that will be in place include barrier fencing and ground boarding. Subject to the use of the protective measures the works are not deemed to result in harm upon surrounding trees in accordance with ENV DM5 of the Local Plan.

BIN STORAGE
Policy WM DM1 of the Arun Local Plan advises that all new residential development, including flat conversions, will be permitted provided that:

(a) it is designed to ensure that kerbside collection is possible for municipal waste vehicles

The plan shows the provision of bin storage with some hardstanding to each front garden to store bins and each has a gate providing external access to ensure they can easily be moved to collection points.

The proposal complies with these requirements.

SUMMARY
This proposal represents an appropriate redevelopment of vacant land and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. All other relevant development plan policies have been complied with. As there are relevant development plan policies which are not out of date, the proposal is in accordance with the NPPF para 11(c) which states that development proposals that accord with an up-to-date development plan should be approved without delay. It is recommended the application be approved in accordance with 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 Proposed Site Sections - 010 -P3
- Proposed Floor Plan and Elevations - 011 P2
- Construction Details - D1955-301 Rev B
- Topographical Survey - D1955-2 Rev C
- S278 Legal Agreement and S247 Stopping Up - D1955-202 Rev A
- Horizontal Alignment and Surface Finishes - D1955-201 Rev A
- Site Plan showing Highway Information - 012 - P2
- Arboricultural Method Statement - Jan 2022
- Tree Protection Plan - Arbtech - TPP02
- Arboricultural Impact Assessment - Arbtech AIA 03
- Construction and Environmental Management Plan - D1955-301 Rev B
- Topographical Survey, Proposed Levels and Drainage - D1955-200 Rev D

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 No vegetation and building clearance shall be undertaken within the nesting bird season (March to September inclusive). Should vegetation and building clearance be required within these times then any vegetation and/or buildings to be removed or disturbed should be checked by a suitably qualified ecologist for nesting birds within 24 hours prior to works commencing.

Reason: To safeguard protected birds, species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

4 Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs.

Reason: To safeguard species and habitats on site in accordance with Policies ENV SP1, ENV DM1, ENV DM3 and ENV DM5 of the Arun Local Plan.

5 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.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

6 No development above damp proof course (DPC) level shall take place unless and until details and a timetable in the form of an Energy Statement (including details of physical works on site, sustainable construction methods, energy conservation and energy efficiency measures and renewable energy sources), have been submitted to and approved in writing by the Local Planning Authority. 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 NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy, reduce energy use, and ensure the development is sustainable, in accordance with national planning policy, and in accordance with Policies ECC SP1 and ECC SP2 of the Arun Local Plan

7 Prior to occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the dwelling 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).

8 All activity at the site is to be carried out in strict accordance with the ' Arboricultural Method Statement 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.

9 No development above damp proof course (DPC) level shall take place until full details of the placement of 3 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 bat boxes should be facing south/south westerly positioned 3-5m above ground. 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.

10 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 semi-detached residential building 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 a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

11 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan (010 P3). 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.

12 No part of the development shall be first occupied until covered and secure cycle parking spaces has been provided in accordance with the approved Drawing 11 P2.

Reason: To provide alternative travel options to the use of the car in accordance TSP1 of the Arun Local Plan.

13 INFORMATIVE: The applicant is advised that the existing public highway to be incorporated into the development must be the subject of a Stopping Up Order. This process must be successfully completed prior to any highway land being enclosed within the development. The applicant should contact the Department for Transport's National Transport Casework Team in order to commence this process:

National Transport Casework Team
Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR
https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways

14 INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-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.

15 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.