

Recommendation Report for Planning Permission**REF NO:** AB/60/17/PL**LOCATION:** Land rear of 74 & 76 Canada Road
Arundel**PROPOSAL:** 1 No. dwelling with carport & associated off street parking (resubmission following AB/130/16/PL).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for one detached, 4 bedroom chalet style dwelling and a double garage within part of the rear gardens of 76 and 74 Canada Road. The existing garage and hardstanding on the site would be demolished.
SITE AREA	850 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	12 dwellings per hectare
TOPOGRAPHY	Predominantly flat. Land rises slightly to west
TREES	Oak subject to Tree Preservation Order in front corner of site. Roots covered in concrete.
BOUNDARY TREATMENT	Close boarded fencing along road frontage to 1.8m in height. 1.2m high fencing to rear.
SITE CHARACTERISTICS	Site currently garden land with a garage and hardstanding. Garage has rendered elevations. Footpaths to west and semi-detached bungalows. Elevation closest to footpath has 2 secondary windows in side elevations. 2m wide verge to Canada Road.
CHARACTER OF LOCALITY	Predominantly residential characterised by mainly semi-detached properties of similar design.

RELEVANT SITE HISTORY

AB/107/05/	Outline application for the construction of 3 no. new dwellings (1 no. 2 bed and 1 no. 3 bed semi-detached houses & 1 no. 3 bed detached house)	Refused 30-09-2005	
AB/143/05/	Outline application for the construction of 2 No. 3 bedroom semi-detached houses (Resubmission following AB/107/05)	Refused 21-04-2006	<i>Appealed</i>

**Appeal: Dismissed
27 02 2007**

AB/120/10/	Demolition of existing garage & erection of 2 no. semi-detached 3 bed dwellings with ancillary garaging & parking	Refused 24-12-2010
AB/57/15/PL	Erection of 2No 3.Bed semi detached houses, associated car parking & erection of a car port	Refused 24-06-2015
AB/130/16/PL	1No. 3 bed bungalow with associated parking	Withdrawn 09-02-2017

Planning permission has previously been granted for a 2 storey dwelling on this site, but in a different position closer to the road frontage.

REPRESENTATIONS**Representations received:**

Arundel Town Council

No Objection

One Objection - The proposed development is a 4 bedroom bungalow, set over two storeys, and not 3 bedrooms.

Privacy - The building of this two storey property will seriously impact on privacy of neighbouring family. The rear of the proposed building will be just 6 metres from our boundary. We objected previously when it was 10 metres. This has been further reduced. Although a bungalow it will be over two storeys, the height of the proposed building will completely over look our garden and into the rear of our home. A fundamental human right is the right to a private life. The erection of this dwelling will impede this right. Parking - The area is blighted by parking problems. From the plans a new crossover the width of at least four garages has been implemented thus losing a significant amount of existing on street parking. Currently the on street parking is available for all residents. However the crossover point will be removing these spaces and reserving parking for those who are involved in this project. This will have a detrimental impact on a number of residents locally. I see that there are also two individual garages and drives for no. 76 and 74. These add to the loss of on street parking. The existing double garage at 76 is not currently used for parking. In the plans it is said there are no current parking

provisions and this project will create 4 spaces. However any perceived gain is off set by the loss of on street parking spaces to allow access to the proposed development. This is simply monopolizing already limited parking.

Flooding - Looking through the application there is a question - Is the proposed development within 20 meters of a watercourse (e.g. river, stream or beck) this was answered no. This is incorrect. There is a substantial watercourse by way of a piped culvert, which runs directly through the proposed development site. This provides land drainage for farmland north of our dwellings to prevent flooding of the A27. Said culvert has flooded several times since we have lived in our property. We have video footage (filmed Jan 2016) of the effects of this. The water passes through our garden downhill and running onto Canada road via the proposed development site. It is of great concern that building work of this nature will

interfere and potentially damage the piped section of culvert running through the site, causing severe flooding issues. As riparian owners all residents with a culvert within their boundary (or adjacent)have a responsibility to maintain and protect the culvert.I would like to draw your attention to a section from the Environment Agencies Policy Regarding Culverts 'Technical Guidance on Culverting

Proposals (6.0 -6.5 Development proposals/building over) where it states:

"Buildings should not be sited over the top of new or existing culverts. The Agency will normally oppose planning consent for any building over a culvert and, in addition, may recommend restrictions on land use (for example stockpiling) above a culvert to secure structural integrity. The culvert may, in the future, need to be repaired, replaced or up-rated if conditions in the catchment change. There is also the need to maintain an overland flow route if the culvert is blocked or its capacity exceeded"

The overland flow route is currently through the proposed development site.

It is clear from this guidance that any planning applications made where there is a culvert (be it open or piped as is the case here) needs to be treated with extreme care and careful consideration given, as the consequences could be devastating for the area.

Comments on Representations received:

The concerns of the neighbour in relation to overlooking impacts are not agreed. A distance of 6m is considered sufficient to preclude any materially adverse overbearing impacts and the roof lights in the rear elevation are high enough to preclude adverse overlooking effects and a material loss of privacy.

The traffic issues are largely as previously approved and have not been objected to by County Highways and a refusal in relation to traffic generation and loss of parking could not be substantiated.

The Council's Drainage Engineer and Southern Water have been consulted and have no objection in principle to the proposal. There is no requirement to consult with the Environment Agency on planning applications for single dwelling houses. Drainage and the position of culverts would be considered at the building regulations stage. The agent has provided a ditch and culvert survey. Southern Water have been consulted in accordance with Engineer's comments.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Arboriculturist

WSCC Strategic Planning

Southern Water Planning

Consultations responses received:

Drainage Engineer - surface water drainage:

Infiltration must be investigated for surface water disposal.

Please apply standard condition ENGD2A.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to

determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also enclosed for information.

There may be a surface water drain running along the southern boundary of the site, which is likely to be deemed a public sewer under new legislation. This may be affected by any new crossover, etc, so Southern Water should be consulted in this respect.

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

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Following initial investigations, Southern Water can provide a water supply to the site. Southern Water requires a formal application for connection and on-site mains to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

County Highways - No Objection. This proposal is a resubmission for a single dwelling with new access, associated off street parking and car port at the above address. Canada Road is a 'D' classified road with a 30mph speed limit in this location. An inspection of local mapping reveals that there are no apparent visibility issues at the proposed new point of access onto Canada Road. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at this location and there is no evidence to suggest that the road network is operating unsafely, or that the proposal would exacerbate an existing safety concern.

A study of the block plan demonstrates that off street parking to serve the new dwelling will be provided for 2 vehicles. This is in accordance with the WSCC Parking Demand Calculator. The LHA would prefer that a turn on site is provided to enable vehicles to exit onto the highway in a forward gear, however, there does not appear to be sufficient space to achieve this. The drive is to be constructed using tarmac; this is in accordance with WSCC guidance which advises against the use of gravel/shingle to prevent overspill onto the public highway.

An inspection of the plans establishes that the dimensions for the new double car port to serve nos. 74 & 76 meet with WSCC guidance.

The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways. The existing vehicle crossover (VCO) serving the garage should also be

closed off as this access will no longer be required.

In conclusion, it is not anticipated that an additional dwelling in this location would pose a highway safety concern or cause a material increase in local traffic; therefore, the LHA would not wish to raise an objection. Should the LPA be minded to approve the application then conditions and informative relating to access and car and cycle parking should be included:

Arboricultural Officer - Given the trees overall condition and the amendments that have been made to the AMS report and Tree Protection Plan previous objection is withdrawn subject to conditions relating to accordance with tree protection plan and method statement.

Comments on Consultation responses:

- comments noted. The requested conditions and informatives have been included in the recommendation.

POLICY CONTEXT

Designation applicable to site:
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7 GEN12 GEN28	The Form of New Development Parking in New Development Trees and Woodlands
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality D DM2 Internal Space Standards D DM3 External Space Standards D SP1 Design ENV DM4 Protection of Trees

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE

ADS	The Arundel Design Statement by Arundel Town Council
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these is

taking place 10 April 2017 to 5pm on Tuesday 30 May 2017. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used are material considerations in the determination of this planning application. The emerging Plan was submitted in January 2015 and the examination is currently suspended. The examination is due to re-commence in summer 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

There are not considered to be any specific policies in Arundel Neighbourhood Plan which relate

to this particular proposal

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site lies within the built-up area boundary where development is acceptable in principle subject to usual development control criteria being met. The Council is unable to demonstrate an adequate 5 year supply of housing land as required by paragraph 49 of the National Planning Policy Framework (NPPF) and Policy GEN5 of the Local Plan is outdated. Furthermore, the Examination into the emerging Local Plan was suspended by the Planning Inspector on the grounds that the Council's Objectively Assessed Housing Need (OAN) should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council therefore need to identify adequate land supply to meet the additional housing requirements. The OAN figure has now been increased to 919 units p.a as of October 2016. Additional strategic sites are being assessed and allocated to meet this higher figure.

The National Planning Practice Guidance (NPPG) provides clear guidance on the issue of the weight that can be given to both the adopted local plan and emerging or made Neighbourhood Plans where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. Therefore the adopted development plan policies relating to housing supply are out of date and the emerging Local Plan policies carry limited weight at this time.

The weight afforded to Neighbourhood Plans has been clarified by a written Ministerial Statement (13/12/16) which confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise:

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old;
- The NDP allocates sites for housing; and
- The Council can demonstrate a three-year supply of deliverable housing sites.

Two of the above circumstances arise as Arun District Council can only currently demonstrate a

less than 2 year supply of deliverable housing sites. Although only recently published, the relevant policies for the supply of housing in the NDP cannot be considered to be up-to-date.

Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Furthermore, paragraph 49 states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites".

NPPF TEST ON SUSTAINABILITY:

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system

Environmental Role-

The site is located within the built up area of Arundel and is within walking distance of local shops & facilities within Arundel and close to bus stops. It is considered this is a sustainable location for new development. The impact on the preserved tree is now considered acceptable which would no longer weigh against the scheme. The proposal also has no materially adverse impact on the residential amenities of the dwelling to the rear .

Social Role-

It is considered the proposal will support the local community by providing a new dwelling to help meet future needs. This factor weighs in the scheme's favour.

Economic Role-

It is considered the proposal will not lead to a significant increase in Council Tax receipts but will create a number of jobs during construction. These would provide a benefit to the local economy. These economic factors weigh in the scheme's favour.

Assessment-

It is considered that the proposal offers economic & social benefits and is now environmentally acceptable. As such, it is sustainable development and therefore benefits from the presumption in favour of sustainable development as set out within paragraphs 14 and 49 of the NPPF.

PLANNING HISTORY

The site has been the subject of a previous application for a single dwelling AB/71/11 which granted approval for a narrower property closer to the road frontage which included an integral garage. The permission expired on 27-06-2015.

This application has re-designed and moved the proposed dwelling closer to the rear boundary and no longer provides integral garage parking for the proposed dwelling.

VISUAL AMENITY AND CHARACTER OF THE AREA

It is considered that the plot is large enough to accommodate a single detached dwelling without adversely affecting the visual amenity or character of the area. It is readily comparable with the size of other plots in the vicinity.

The location of any dwelling on the site is constrained by the presence of the preserved tree in the south west corner. The site has a frontage to Canada Road and the dwelling would be set back from the road frontage so that it would be in keeping with numbers 76 and 78 and retain an acceptable gap to the frontage in keeping with the established street scene. The area is one of reasonably sized terraced dwellings within spacious plots with a clearly defined pattern to road frontages. The repositioning of the dwelling has resulted in a rear garden depth which is similar in size to nos 68 to 62. The council is applying the standards set out in the emerging local plan policy DDM3 to any new developments and this requires a rear garden depth of 10m as a minimum. The proposal has between 6m and 7.7m which is significantly short of the standard, but the side garden which would also provide privacy is 11m deep and the rear/side garden area exceeds the minimum standards and is therefore considered acceptable. The proposal lies within Character Area 5 of the Arundel Design Statement and the appearance of the dwelling proposed would comply with the identified characteristics of the area.

The design of the dwelling would not be dissimilar to other properties in the locality. County Highways have been consulted on the application and have no objection terms of highway safety or car parking provision and the site is sustainably located.

RESIDENTIAL AMENITY

The residential amenities of adjoining properties would not be adversely affected given the 6.1m - 7.7m distance between the rear elevation of the property and the boundary with No. 72 and the height and position of roof lights on the rear elevation serving bedroom 3 and the shower room. The cross section details indicate that the roof lights in the rear elevation would be sited 2m above internal floor height and therefore no materially adverse overlooking would result. It is considered that the distance of the property from the rear boundary is acceptable and would result in any adverse overbearing impacts. In terms of internal space standards, the proposed dwelling has a gross internal floor area of approx. 120sqm which exceeds the minimum standard of 97sqm in the Nationally adopted standards for a 2 storey 5 person 4 bedroom property. There would therefore be no materially adverse impact on the residential amenities of proposed occupiers.

IMPACT ON PRESERVED TREE

The preserved tree would no longer be adversely affected by the development. The layout now adequately respects the tree and subject to the imposition of the requested conditions the impact on the tree is considered acceptable. The Tree Officer has now withdrawn his previous objection.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

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.

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, Block, Floor Plan, Layout 101 A, Elevations 100 A and Proposed Street Scene, Roof Plans and Car Port Floor Plan 102 A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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 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 buildings.

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 GEN7 of the Arun District Local Plan.

- 4 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies GEN7 and GEN12 of Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a classified road which could compromise highway safety.

- 5 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

- 6 No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking for the development in accordance with policy GEN12 of Arun District Local Plan.

- 7 No part of the development shall be first occupied until such time as the existing vehicular access onto Canada Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety in accordance with policy GEN12 of Arun District Local Plan.

- 8 No part of the development shall be first occupied until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

- 9 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and

Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No 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 GEN7 and GEN9 of the Arun District Council 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.

- 10 All demolition and construction works are to be carried out in strict accordance with: Arboricultural Method Statement Report Ref ACD Environmental - PR117371tr-Rev E - 27.03.17 and Tree Protection Plan ref: ACD Environmental - P117371-03D-1:100@A2.

Reason: In the interests of health of the preserved tree in accordance with policy GEN28 of the Arun District Local Plan.

- 11 Prior to any development or construction works taking place or the introduction of machinery or plant to the site the following issues must be resolved to the complete satisfaction of the Local Planning Authority;
- A pre commencement site meeting shall take place between the ADC Tree officer and the developer's Arboricultural consultant. This shall include inspection of protective fencing and ground protection measures to ensure they comply with BS5837:2012 and to ensure they are constructed in accordance with Tree Protection Plan Appendix A - rev B 2017.
 - A schedule of site monitoring/supervision visits and reporting procedures prepared by an arboricultural expert will be required and their extent will be agreed at the site meeting to the satisfaction of the Arun DC Tree officer.
 - If there is deemed to be a need for any utility service route connections to bisect retained tree root protection areas/zones the prior to their installation Method Statement prepared by an arboricultural expert must be submitted to the Local Planning Authority that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced on site.

Reason: In the interests of health of the preserved tree in accordance with policy GEN28 of the Arun District Local Plan and to comply with BS5837 to ensure that the retained tree is accorded due respect and appropriate levels of protection such that its ongoing health and vitality is not compromised and it can continue to enhance the landscape and amenity of the area.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order) the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

- 13 **INFORMATIVE:** Drainage Engineers advise that Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also available on request.
- 14 **INFORMATIVE:**
The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
- 15 **INFORMATIVE:**
A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.
- 16 **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.