

Recommendation Report for Planning Permission

REF NO: AL/40/18/PL

LOCATION: Land Adjacent to 14 St Johns Close
Westergate
PO20 3TH

PROPOSAL: 2 No. semi detached bungalows with associated parking & landscape

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed bungalows will each have 2 bedrooms and be suitable for occupation by up to 4 people. Each will have its own rear gardens with cycle storage shed, space for storage of bins and two tandem parking spaces each. The bungalows will be 2.5m to the eaves and 5m to the ridge. The layout also shows 6 parking spaces provided for the use of existing residents and retained access points to the rear gardens of 10/12/14 St Johns Close and 8 Hook Cottages. It should be noted that although this is an ADC application, it is not to be assumed the dwelling will become a 'Council House' and it may well be developed as market housing.
SITE AREA	0.07 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	29 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There are two Birch trees in the rear garden of 14 St Johns Close but neither are considered to be affected by the development.
BOUNDARY TREATMENT	1.8m high close boarded fencing except in the case of Athwal Cottage which is built right on the boundary.
SITE CHARACTERISTICS	Existing hardstanding parking court accessed from St Johns Close with narrow grassed strips on two sides, otherwise extending right up to the neighbouring residential plots. The parking spaces are not marked out with white lines.
CHARACTER OF LOCALITY	Predominantly residential but with a mixed style of both one and a half and two storey detached and semi-detached dwellings. Athwal Cottage to the south is a part single, part 1.5 storey dwelling which adjoins the Aldingbourne Village Stores. Athwal Cottage has three principal first floor windows overlooking the site. A kitchen window at ground floor is obscure glazed. To the west, the site shares a boundary with the side of the rear garden to 8 Hook Cottages. This is a 1.5

storey dwelling with secondary first floor windows in the flank wall. To the east, the site shares a boundary with 1 & 2 Orchard Cottages, both of which are considered to be two storeys in height and with principal windows overlooking the site. The houses to the north, 12 & 14 St Johns Close also have first floor principal windows facing the site.

RELEVANT SITE HISTORY

AL/130/16/OUT	Outline Application with some matters reserved for 1No. 5 person 3 bedroom bungalow, with 8No. parking spaces, bin and cycle store	ApproveConditionally 30-03-17
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Application AL/130/16/OUT for one bungalow was approved by Committee following a site visit on the 30th March 2017. This proposed 8 parking spaces for the use of existing residents (two more than this proposal) and also retained accesses to the rear gardens of 10/12/14 St Johns Close and 8 Hook Cottages

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response received from the Parish Council.

Two letters of objection raising the following issues:

- (1) Impact on those residents surrounding the site;
- (2) Views of a gable wall from 14 St Johns Close;
- (3) Impact on the sewer;
- (4) Loss of existing parking spaces - often parked on by 20 cars;
- (5) The Parking Demand and Capacity report's conclusions are flawed;
- (6) Displacing parking elsewhere will create pedestrian safety issues; and
- (7) No longer access to rear of 3 Orchard Gardens will be inconvenient.

COMMENTS ON REPRESENTATIONS RECEIVED:

The following comments are made in respect of the local resident objections:

- (1) The impact on the amenity of surrounding residents will be discussed in the report's conclusions;
- (2) This view will be at its closest point, 12.6m and 1.8m of the 2.5m high wall will be screened out by the neighbours existing fence. The distance is the same as per the previously approved application for one bungalow. Also this view is not of a gable end and the roof hips away from the wall;
- (3) Southern Water (see below) have commented and state that the sewer may be diverted;
- (4) The issue of the loss of the car parking will be discussed in the report's conclusions;
- (5) This will be considered within the report's conclusions;
- (6) This will be considered within the report's conclusions; and
- (7) Although it will no longer be possible to park adjacent to 3 Orchard Cottages, the occupiers will have the use of the 6 communal spaces situated only 7m from their rear boundary.

CONSULTATIONS

Southern Water Planning
 Engineering Services Manager
 Engineers (Drainage)
 WSCC Strategic Planning
 Environmental Health
 Estates Manager
 Parks and Landscapes

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - Advise that a sewer is located crossing the site but it might be possible to divert this (condition recommended). Request other conditions concerning foul drainage and the protection of any other unrecorded sewers on the site.

WSCC HIGHWAYS - No objections subject to conditions to secure cycle storage and car parking & turning. Note that there have been no recorded injury accidents in the vicinity of the site and no evidence to suggest to suggest that the new dwellings would exacerbate an existing safety concern. The proposed parking provision for the dwellings complies with the West Sussex Parking Demand Calculator. It is noted that the submitted Parking Demand Capacity Report is from the previous application. However, there is no concern with its re-use and there is plenty of capacity in respect of unallocated parking spaces on nearby streets. It is not considered that there are any highway safety issues with the parking arrangements. Turning for cars and fire/refuse vehicles is possible within the layout and the site is sustainably located within a 15min cycle ride from Barnham railway station.

ADC DRAINAGE ENGINEERS - Please apply standard condition ENGD2A. Soakaways must be investigated for surface water disposal.

ADC GREENSPACE - No objection subject to the early implementation of any new planted areas and to be undertaken within the first season post completion.

ADC ENVIRONMENTAL HEALTH - No objection subject to an informative regarding future statutory nuisance action and a construction environmental plan condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. It is not necessary to impose the WSCC Highways requested cycle storage condition in full as the applicant has already provided details of these buildings and the location of these within each plot. The condition will instead be worded so as to ensure that these are provided in accordance with the approved details and permanently maintained thereafter.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
 Class C Road;
 Overhead Electric Line; and

PD Restriction/Open Plan Condition.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
HSP1	HSP1 Housing allocation the housing requirement
HDM1	H DM1 Housing mix
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

[Aldingbourne Neighbourhood Plan 2016 POLICY EH1](#)

Resist development outside

Aldingbourne Neighbourhood Plan 2016 POLICY EH5

Development in Flood risk areas will not be supported unless...

Surface Water Management

Aldingbourne Neighbourhood Plan 2016 POLICY EH6

Protection of trees and hedgerows

Aldingbourne Neighbourhood Plan 2016 POLICY EH10

Unlit village status

Aldingbourne Neighbourhood Plan 2016 POLICY GA1

Promoting Sustainable movement

Aldingbourne Neighbourhood Plan 2016 POLICY GA3

Parking and new development

Aldingbourne Neighbourhood Plan 2016 POLICY H1

New housing or altering dwellings

Quality of Design

Aldingbourne Neighbourhood Plan 2016 POLICY H2

Range of house types

Housing Mix

Aldingbourne Neighbourhood Plan 2016 POLICY H3

Housing density

Aldingbourne Neighbourhood Plan 2016 POLICY H6	Within built up area boundary
	Windfall sites
Aldingbourne Neighbourhood Plan 2016 POLICY H8	Dwellings must have adequate private or shared amenity.
	Outdoor space
Aldingbourne Neighbourhood Plan 2016 POLICY H9	Items to consider e.g. - bin stores
	Attention to detail

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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.

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 relevant policies of the Aldingbourne 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 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 in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 and provided it is in accordance with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity, highway safety and parking.

Further, the NPPF generally seeks to promoting effective use of all land (para 117) and gives weight to proposals that develop under-utilised land (para 118(d)).

CHARACTER & DESIGN:

Policy D DM1 of the Arun Local Plan 2011-2031 (ALP) requires that the Council have regard to certain aspects including:

(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 "Design" states that:

"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. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

Aldingbourne Neighbourhood Development Plan (ANDP) policies H1, H3, H6 & H9 are all relevant. H1 requires that new housing should be of a high quality design that reflects the local character and reinforces local distinctiveness. Meanwhile, H3 states that the density of new development should be appropriate to its location by virtue of size, siting and relationship to existing properties. H6 states that residential development on infill/redevelopment sites within the built up area boundary is acceptable but must be appropriate in scale & density to the size and character of the settlement, must be used efficiently, be accessible via a range of transport modes and must conserve/enhance wildlife. Policy H9

requires that certain 'add-on' items (e.g. gutters, satellite dishes, meter boxes) be included in the design of new houses.

It should be noted that the site already benefits from an outline permission for one bungalow and the footprint of the two schemes is similar. It is considered that the proposal is an acceptable density and that the scheme does not represent overdevelopment. Furthermore, although there are no other examples of bungalows in the immediate area, the area does have a mixed character and it is noted that part of Athwal Cottage to the south is single storey. The proposed building is considered to have an appropriate design and appearance and indicative landscaping is also shown.

It is considered that the proposal complies with ALP policies D DM1 & D SP1 and with ANDP policies H1, H3, H6 & H9.

PARKING & HIGHWAY SAFETY:

Local residents have expressed concern regarding the loss of existing parking spaces and the impact of car parking displaced from the site on the safety of local roads. Residents also consider that the conclusions of the Parking Demand and Capacity report are flawed.

Arun Local Plan 2011-2031 Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

Regard should also be had to paragraph 109 of the NPPF which states that: "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."

ANDP Policy GA1 seeks to promote sustainable (non-car) forms of transport. It requires new development to be located in places accessible to public and community transport. Policy GA3 is also relevant and requires that parking be provided in accordance with the standards adopted at the time.

The site is currently used for informal car parking by local residents. However, it is not marked out with lines and so there is no set figure for the amount of parking spaces that will be lost. The applicant has submitted a Parking Demand and Capacity Report which states that a maximum of 17 cars were recorded as being parked on the site during the survey period. The application proposes to part replace the lost parking with 6 unallocated spaces. This results in 11 cars being displaced to surrounding roads.

The application has been assessed by WSCC Highways who have carefully checked the submitted documents and who consider that there is a more than adequate amount of existing on-street parking spaces in the vicinity of the site. Furthermore, Highways consider that two proposed parking spaces for

each dwelling complies with the parking demand calculator. A condition will be imposed to ensure that cycle storage is also provided.

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 and with policies GA1 & GA3 of the ANDP.

RESIDENTIAL AMENITY:

A local resident has expressed concern regarding the impact of the proposal on surrounding residents.

Arun Local Plan 2011-2031 policy D DM1 requires that 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. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance." None of the Aldingbourne Neighbourhood Development Plan policies refer to residential amenity issues. However, regard should be had to paragraph 127 of the NPPF which states that

"Planning policies and decisions should ensure that developments: (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

The applicant has recognised the constrained nature of the site particularly the fact that it is overlooked by rear elevations on three sides and this is the reasoning behind the single storey scale of the dwellings. As such, there will be no loss of privacy to existing properties as views will be screened out by existing boundary fencing. Furthermore, the low nature of the dwelling and its distance from nearby dwellings will prevent there from being any harm caused by loss of light. In particular, views from the first floor windows of Athwal Cottage will not be hindered but will instead now look out over the roof of the dwelling.

There may be a slight privacy issue between proposed windows on the southern elevation and an existing ground floor bathroom window on the rear of Athwal Cottage which is built right onto the boundary. However, this window is obscure glazed and the land owner would be perfectly entitled to erect a fence to screen out this window if they so chose.

It is therefore considered that the proposal is in accordance with policy D DM1 of the ALP.

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 of the ALP states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is therefore necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) in order to determine whether the two houses are suitable for residential use.

Both houses have the same floor area and internal layout. They are both considered to be single storey,

2 bedroom, 4 person dwellings. As such, the requirement is 70m². The proposed floor area for each is 70.5m² and therefore both dwellings are in accordance with the standards.

ALP policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. Whilst it is noted that policy H8 of the ANDP states that "All new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area", this does not specify an amount of garden. The proposal is considered to include an appropriate amount of garden space and is therefore considered to comply with ANDP policy H8.

SUMMARY:

This proposal is considered to represent an efficient use of urban brownfield land and does so without compromising the visual amenity of the area, highway safety or the amenities of existing residential occupiers. It is therefore recommended that permission be granted 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.

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

Drawing 16/021 20 Rev D "Location Plan & Proposed Site Plan"; and
Drawing 16/021 21 Rev C "Proposed Plans & Elevations and Site Section".

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 2011-2031.

- 3 No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works;
- b. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- c. the parking of vehicles of site operatives and visitors;
- d. loading and unloading of plant and materials;
- e. storage of plant and materials used in constructing the development;
- f. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- g. measures to control the emission of dust and dirt during construction; and

Reason: In order to protect the amenity and living conditions of neighbouring properties in accordance with policies QE SP1, QE DM1, QE DM2 and QE DM3 of the Arun Local Plan 2011-31. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to work starting.

- 4 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 satisfactory drained in accordance with policies D DM1 and W DM3 of the Arun Local Plan 2011-2031. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 5 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan 2011-31. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a foul drainage scheme once development had been completed.

- 6 Development shall not commence until full details of the proposed measures to be undertaken to divert the existing public sewer has been submitted and approved in writing by the local planning authority (in conjunction with Southern Water). The dwelling shall not be occupied until the measures in respect of diverting the sewer have been completed in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policies W DM1 and W DM3 of the Arun Local Plan 2011-31. It is considered necessary for this to be a pre-commencement condition because otherwise development could harm the existing sewer below the ground surface.

- 7 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 2011-2031.

- 8 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 hard and soft landscaping. 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 2011-2031.

- 9 No part of the development shall be first occupied until the cycle stores have been provided in accordance with the details shown on the approved drawings. The cycle storage sheds shall thereafter be permanently retained as fit for purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 and T DM1 of the Arun Local Plan 2011-2031.

- 10 No part of the development shall be first occupied until the vehicle parking and turning 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 and turning space for the development in accordance with policy T SP1 of the Arun Local Plan 2011-2031.

- 11 Should any sewer be found during construction works then all development activities within 5m of the external edge of the sewer shall cease and they shall not recommence until full

details of the proposed measures to be undertaken to protect the existing public sewer have been submitted to and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policy W SP1 and W DM1 of the Arun District Council Local Plan 2011-2031.

- 12 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 and maintain adequate amenity space in accordance with policy D DM1 of the Arun District Local Plan.

- 13 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.

- 14 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.

- 15 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on 01903 737500

- 16 INFORMATIVE: 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. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.