

Recommendation Report for Planning Permission

REF NO: AL/74/18/PL

LOCATION: Woodgate Farm
Westergate Street
Westergate
PO20 3SS

PROPOSAL: Insertion of 1 No. dormer window to front elevation of Plot 1 & alterations to front door surrounds following the grant of AL/5/18/RES.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application essentially only seeks to amend the existing approved scheme of two dwellings to add a dormer window and to alter the front door surrounds. However, it has been submitted as a planning application (not as a variation of condition nor a householder application) and therefore a new planning permission would be granted.

The application relates to the construction of two, 2 storey semi-detached dwellings with a shared access and parking/turning area from Hook Lane. Each house has two designated parking spaces and there will then be a fifth visitor parking space. Each house has further accommodation in the roof facilitated by velux roof lights on the rear elevations and a small dormer bedroom window (1.2m wide, 1.6m high, 1.95m deep) on the front elevation of plot 1.

Plot 1 has three bedrooms and a further small office/study. Plot 2 has four bedrooms and also a further small office/study. The plans also detail the placement of bins, cycle stores and landscaping. A brick wall with piers to a height of 1.2m is proposed along the frontage. The alterations to the front door surrounds of both houses are purely cosmetic and will be constructed in white GRP.

SITE AREA 0.063 Hectares

RESIDENTIAL DEVELOPMENT DENSITY 31.7 dwellings per hectare.

TOPOGRAPHY Predominantly flat.

TREES None affected by the proposed development.

BOUNDARY TREATMENT The boundary to Hook Lane is currently secured with temporary Heras metal fencing but will eventually have a 1.2m high brick wall with piers. To Fleetwood, there is a 1.8m high part wall, part fence. To Springfield, there is a mix of 1.8m high flint wall and a 3m hedge. The boundary to Woodgate Farm is

part flint wall and part temporary Heras fencing (but this will made good as part of the development).

SITE CHARACTERISTICS

The site was previously owned by Woodgate Farm as part of their curtilage and formerly comprised of various sheds, garages, workshops and car ports together with areas of hardstanding and grass. The site is currently a building site with the permission for two dwellings being implemented.

CHARACTER OF LOCALITY

This is a predominantly residential area. However, on the opposite side of Hook Lane lies a convenience store whilst to the south beyond the level crossing there is a public house. In terms of neighbouring properties; Fleetwood has ground & first floor front facing principal windows as well as a first floor flank bedroom window overlooking the site. Springfield on the other hand is a bungalow with no windows facing the site. Woodgate Farm house is a corner plot with garden on all sides but has its private garden to the west adjacent to Springfield. The house has west facing ground floor lounge & dining room windows but no west facing first floor windows.

RELEVANT SITE HISTORY

AL/65/18/DOC	Approval of details reserved by condition imposed under AL/5/18/RES relating to conditions 2-schedule of materials & finishes & 3-external lighting.	DOC Part Approved 31-07-18
AL/64/18/DOC	Application for approval of details reserved by conditions imposed under planning permission AL/75/14/OUT relating to condition No.4 (Surface Water Drainage Details), 5 (Sewer Diversion Details), 6 (Cycle parking), 7 (Parking Spaces) & 9 (Construction Management Plan)	DOC Part Approved 01-10-18
AL/5/18/RES	Approval of reserved matters following outline consent AL/75/14/OUT for 2 No. dwellings.	ApproveConditionally 09-05-18
AL/51/17/PL	1 No. dwelling	ApproveConditionally 13-07-17
AL/20/17/HH	New vehicular access	ApproveConditionally 27-04-17
AL/75/14/OUT	Outline application with some matters reserved for a residential development to the west of the site comprising	ApproveConditionally 21-01-15

2 residential houses with improved access to Hook Lane.

The two dwellings were approved through a two stage process as per AL/75/14/OUT and AL/5/18/RES. This planning permission does not expires until May 2020. A separate permission for a single dwelling (AL/51/17/PL) is not being proceeded with. Separately, a new vehicle crossing onto Westergate Street was approved for Woodgate Farm (AL/20/17/HH).

The applicant has already successfully applied to discharge condition 02 of AL/5/18/RES and conditions 05, 06, 07, 09 of AL/75/14/OUT. However, there remain conditions (including pre-commencement, pre-occupation and pre-DPC level) to discharge.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldingbourne Parish Council

"Contrary to policy H1 of the APC NP, the proposed dormer is not in keeping with surrounding properties."

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. This will be discussed in the conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

Not Applicable.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Class A & C Roads; and
Public Sewer on Site.

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
HSP2	H SP2 Strategic Site Allocations
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach

SDSP2	SD SP2 Built-up Area Boundary
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
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 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 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.

OTHER MATERIAL CONSIDERATIONS

It is considered that the previous permissions are an important material consideration in this determination as the scheme approved by AL/75/14/OUT and AL/5/18/RES is still capable of being implemented (with the permission not expiring until May 2020). On this basis, although it is necessary to consider this full application afresh, the aspects not having a planning permission are changes to the front door surrounds and the new roof dormer.

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 & parking. Furthermore, the site is existing residential curtilage.

Regard should also be had to policy SD SP1 of the ALP which states that: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework." It is considered that the site is in a sustainable location within reasonable walking and cycling distance of a range of shops, facilities and services including bus stops. Whilst the private car would inevitably be required for some trips, future residents would have a realistic choice of transport options.

Paragraph 118 (d) of the NPPF states that "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing".

CHARACTER, DESIGN & RESIDENTIAL AMENITY:

Policy D DM1 of the 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";

(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.";

(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.

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 previous outline application initially detailed a layout of 3 dwellings but it was not considered that this would comply with the Council external space standards within the then emerging Local Plan (policy D DM3) and the applicant agreed to amend the description to 2 dwellings.

The layout does not reflect the building line of nearby dwellings but this is as a result of the irregular shape of the site and the need to ensure a good size of rear garden. Also, there is not considered to be a rigid building line along this part of Hook Lane and indeed, plot 1 reflects the staggered building line of Springfield and Fleetwood to the west. Furthermore, the applicant has taken account of the principal windows on the front of Springfield and has ensured that no part of plot 1 impinges on a 45 degree angle drawn from the centre of the neighbours north facing principal window. This will ensure that there is no adverse loss of light to the front of the neighbouring property.

Plot 2 is partially adjoining plot 1 but is set slightly further to the south and as such has a building line closer to that of Woodgate farm house. There is an existing west facing principal dining room window on Woodgate Farm which would face onto the flank elevation of plot 2 at a distance of only 5.2m. This would result in a loss of day light to this window. It is also noted that plot 2's cycle storage shed is proposed in a position opposite an existing secondary window on the side of Woodgate Farm.

However, the occupier of Woodgate Farm was the applicant for the previous outline planning application and the drawing supplied at the outline stage suggested the siting of a dwelling in closer proximity to this window. It is therefore considered that the occupiers of Woodgate Farm will not be inconvenienced by the proposed development. Furthermore, Woodgate Farm has windows on all three other elevations from which views out will be unobstructed.

The cycle store to plot 1 is to be located in a position adjacent to the flank of Springfield and potentially facing an existing secondary window. However, its impact will be acceptable having regard to the height of boundary fencing (2m) which could be erected without planning permission between the two properties.

Other properties along Hook Lane also have front hardstanding parking areas and so this is in character. Although the dwellings to the west of the site have tree/hedge planting along their frontages, it is considered acceptable to not insist on this for this site as (a) there is not sufficient space to the front to plant any trees; and (b) the proposal itself represents a visual improvement to the street scene given that there was previously single storey outbuildings built right up to the edge of the road.

It is not considered that the alterations to the front door surrounds are at all harmful to the appearance of the dwellings or the character of the streetscene. The houses themselves are considered to be quite traditional in appearance and the door surrounds fit with this character. It is also not considered that these affect the amenity of nearby properties.

The proposed scale of the dwellings is considered to be acceptable and broadly similar to adjacent dwellings as illustrated by the submitted 3D views. The use of velux windows on the rear is acceptable as these will not be visible from Hook Lane. It is also considered that the design of the dwellings generally are traditional and respect the character of the surroundings.

It is accepted that the previous determination stated that dormers within the front roof would not be appropriate owing to no other houses within the Hook Lane streetscene having an obvious second floor within a roof. There are dormers present on Athwal Cottage on the immediate opposite side of Hook Lane but these serve a first not a second floor. There are other examples of first floor only dormers along Hook Lane further to the west.

However, although the introduction of an obvious second floor into the Hook Lane streetscene, it is not

considered that the insertion of one small dormer would actually result in any material harm in visual terms and that it would be very difficult to sustain a refusal at a planning appeal.

It is also noted that there are second floor (roof) level dormers on a property to the north east (1 Belle Mead Close) which backs onto Westergate Street and is therefore visible within that streetscene. These were considered to be of an acceptable size & scale and visually subservient to the main dwelling. It was noted that these would be readily visible in the street scene but it was considered that they would not be of an obtrusive nature and they would not harm the established character and appearance of the surrounding residential area. These dormers were approved by the Development Control Committee on the 15th June 2016.

The new dormer will serve a bedroom and this will face out towards Athwal Cottage but at a distance of around 25m. This distance is more than the accepted 20m interface. Furthermore, the dormer window will not be the bedrooms sole window as it will have an approved velux window in the rear roof slope.

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

LANDSCAPING:

Policy D DM1 of the Arun Local Plan requires that the Council have regard to certain aspects including:

7. Trees and woodland - All new development will be expected to incorporate existing and new tree planting as an integral part of development proposals.

9. Public realm - Provide or enhance layouts, streets and public spaces so that they are attractive, socially inclusive, safe and secure, adaptable, with appropriate provision for planting, street furniture, and facilities for bicycle storage to create a place with attractive and successful outdoor areas.

Policy LAN DM1 of the ALP states that:

"Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas. The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting"

The applicant has supplied a Landscaping plan detailing the planting of new trees and shrubs. This is considered to offer an acceptable solution to the need to soften the development but taking account of the constraints of the site's shape. The scheme is therefore considered to comply with the landscaping requirements of the ALP (policies D DM1 & LAN DM1).

PARKING & HIGHWAY SAFETY:

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 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."

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"

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.

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."

Both the Outline and Reserved Matters applications were assessed by WSCC Highways who raised no objections to a scheme of two dwellings subject to conditions to require that the cycle stores and vehicle parking/turning areas are provided in accordance with the approved drawings. Highways also advised that 5 parking spaces would be sufficient.

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.

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.

The following is a breakdown of the proposal versus the standards:

Plot No. -	No. of beds -	No. of People -	Required Floor Space -	Actual Floor Space
House 1	4	5	103m2	128m2
House 2	5	8	134m2	133m2

Both of the houses have offices on the 2nd floor and for the purposes of this assessment, they are treated as single bedrooms. However, even with these included, both of the dwellings more than comply with required standards and are therefore in accordance with ALP policy D DM2.

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 proposed gardens are to be smaller and much shallower than those of neighbouring properties.

However, it is not important in this case to ensure a decent interface distance to the rear as the dwelling behind is a bungalow with a flank elevation facing the site. Furthermore, the garden areas at 94m² for plot 1 and 103m² for plot 2 are considered to be above adequate size and therefore comply with ANDP policy H8.

SUMMARY:

This two dwelling proposal is considered to represent an efficient use of currently under-utilised urban brownfield land and does so without compromising the visual amenity of the area or the amenities of existing neighbouring residential occupiers. It is therefore recommended that the planning 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 submitted with this application (AL/74/18/PL) and also with AL/5/18/RES:

"Site Location Plan" (1:1250);

"Site Block Plan with Visibility Splay" ref (01) 102 Rev P3;

Dwg. (01)101 Rev T5 "Site Plan with Landscape";
Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan";
"Ground Floor Plan" ref (02) 201 Rev P3;
"1st Floor Plan" ref (02) 202 Rev P3;
"2nd Floor Plan" ref (02) 203 Rev P2 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
"Roof Plan" ref (02) 204 Rev P2 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
"North & South Elevations" ref (03) 301 Rev P3 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
"West & East Elevations" ref (03) 302 Rev P3 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan"); and
"Proposed Drainage Diversion" ref 171123_02 Rev P3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and T SP1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place until full details of the proposed surface water drainage scheme has 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 retained thereafter.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

- 4 The approved scheme shall be carried out in accordance with the landscape scheme as shown on drawing (01)101 Rev T5 "Site Plan with Landscape". 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.

- 5 The approved scheme shall be carried out in accordance with the Construction Management Plan as previously approved by AL/64/18/DOC and which consists of a Construction Methods Statement and two construction management plans detailing the site set up (refs 17-01-110 & 17-01-111). The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 6 The approved scheme shall be carried out in accordance with the approved measures pertaining to the diversion of the on-site public sewer as previously approved by AL/64/18/DOC and which consists of drawing no 17-01-110 Rev P1 "Construction Management Plan - Phase 1" & drawing no 171123_02 Rev C1 "Proposed drainage diversion". The diversion works shall be carried out strictly in accordance with the details approved under Section 185 of the Water Industry Act diversion scheme (Southern Water scheme reference SWS.S185.002181) and any remediation works retained thereafter.

Reason: To protect the existing public sewer in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

- 7 The approved scheme shall be carried out in accordance with the materials as previously approved by AL/64/18/DOC which consists of the following materials and also the use of GRP to the door surrounds (colour white) & dormer (colour grey):

Plot 1:

- K-rend through coloured smooth render in porcelain white to main walls;
- Clay facing brickwork splash-course & soldier headers Terca Wienerberger Jennifer Red Blend laid stretcher bond in natural cement mortar;
- Marley Eternit Modern interlocking Smooth Grey Roof Tiles with grey dry fixed ridges and verges; and
- Reconstituted Bath Stone window sills.

Plot 2

- Clay facing brickwork - Terca Wienerberger Jennifer Red Blend laid stretcher bond in natural cement mortar to main walls;
- Marley Eternit Acme single camber clay plain roof tiles in Heather with matching dry fixed ridges and verges;
- Marley Eternit Acme single camber clay plain vertical hanging tiles in Red Sand; and
- Reconstituted Bath Stone window sills.

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 buildings of visual quality in accordance with policy D DM1 and D SP1 of the Arun Local Plan.

- 8 The approved scheme shall be carried out in accordance with the covered & secure cycle parking spaces as previously approved by AL/64/18/DOC with reference to drawing (01)101 Rev T5 "Site Plan with Landscape". The cycle spaces shall then be permanently retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework..

- 9 The approved scheme shall be carried out in accordance with the covered & secure cycle parking spaces as previously approved by AL/64/18/DOC with reference to drawing (01)101 Rev T5 "Site Plan with Landscape". None of the buildings shall be occupied until the parking

spaces/garages and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/garaging of vehicles.

Reason: To provide car-parking spaces for the use in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 10 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. 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. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 11 The access to the proposed site shall be 5m in width and shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

- (1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-
- (2) (a) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Hook Lane.
- (b) Lines 43 metres long to the east & the maximum achievable to the east (20m) measured along the nearer edge of the carriageway of Hook Lane, from their intersection with the centre line of the proposed access.
- (c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 12 In accordance with the approved drawings, the following windows shall be obscure glazed and shall be permanently retained as such:

Plot 1 - front ground floor WC window;
Plot 1 - rear first floor bathroom window;
Plot 1 - rear first floor en-suite window;
Plot 2 - front ground floor WC window;
Plot 2 - rear first floor bathroom window; and

Plot 2 - rear first floor en-suite window.

Reason: To protect the amenities and privacy of adjacent existing and proposed properties in accordance with policies D DM1 and D SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 13 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no extensions or alterations to the roof (including dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies D DM1 and D SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 14 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.

- 15 INFORMATIVE: Please note the following Southern Water guidance:

* The construction of permeable paving over public or adoptable sewers will not be acceptable. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network; and

* No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.

- 16 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.

- 17 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>.