

Recommendation Report for Planning Permission

REF NO: AL/81/19/PL

LOCATION: D2
Paddock View
Northfields Lane
Aldingbourne

PROPOSAL: Replacement bungalow

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for the replacement of an existing single storey (former) mobile home with a detached chalet bungalow, with roof level accommodation. The existing unit consists of a hallway, lounge, dining room, kitchen, bathroom and 3 bedrooms. The proposed bungalow would consist of a hallway, WC, kitchen/breakfast room, utility room, lounge/dining room, bathroom and 2 bedrooms at ground floor level and 1 further bedroom with en-suite at roof level. The replacement dwelling would have broadly the same footprint as the existing, albeit being slightly less long (by around 3m) and slightly deeper (around 1.5m). It would have a hipped roof form, and would be higher than the existing, with an eaves height of around 2.5m and a ridge height of 6.3m. The roof would have two smaller dormers and one larger front dormer with a balcony/roof terrace to the west elevation. It would have a rear rooflight to the east elevation. Materials are to consist of brick and blockwork elevations with a pan tile roof and uvpc window and door frames. The garden and parking area are to be unchanged.
SITE AREA	0.09 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	11.1 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There is hedging to the boundary of the site and no trees on the site itself. There are no trees on or adjacent to the site that are protected by a Tree Protection Order (TPO) and the site is not located within a Conservation Area. There is a tree in the neighbouring garden (at Mount Pleasant Cottage), close to the eastern boundary with the site. However, this tree appears to be of relatively low amenity value and is unlikely to warrant a Tree Protection Order (TPO) being placed on it.

BOUNDARY TREATMENT

Hedging. No change proposed to existing boundaries.

SITE CHARACTERISTICS

The site currently comprises of a former mobile home with predominantly cream rough rendered walls, brick skirts and a tiled low pitched roof. The existing accommodation is single storey and consists of a hallway, lounge, dining room, kitchen, bathroom and 3 bedrooms. There is garden to the north and an area of hardstanding for parking to the west/front elevation.

The site is located; outside the Built-Up Area Boundary within the designated Countryside and the Aldingbourne Neighbourhood Plan Area.

CHARACTER OF LOCALITY

The site is located in the northern/central part of this existing gypsy/traveller site which comprises of 6 units of residential accommodation, 4 of which either were previously or are currently mobile homes, one of which is a chalet bungalow which replaced a previous mobile home (under ref. AL/79/18/PL), and the other one is a converted stable building, (which does not appear to benefit from planning permission and is unauthorised residential accommodation) and some other non-domestic buildings.

The wider gypsy/traveller site is flat and entirely enclosed by either 3m high Leylandii hedging or 2m high fencing. This is a rural location with some housing along Level Mare Lane and towards the southern end of Northfields Lane. The eastern side of Northfields Lane is predominantly in occupation by gypsies or travellers.

RELEVANT SITE HISTORY

AL/79/18/PL	1 No. bungalow with 3 bedrooms in the roof (replacing permitted application AL/79/17/CLE). This application is a Departure from the Development Plan.	ApproveConditionally 30-01-19
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AL/77/17/CLE	Application for a Certificate of Lawfulness for an existing - use of building as a dwelling house	Approve 22-12-17
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UNIT D2 - THE APPLICATION SITE

AL/77/17/CLE

Application for a Certificate of Lawfulness for an existing - use of building as a dwelling house

Approved

28/11/2017

Confirmed that the unit was no longer a temporary mobile home and is a permanent building/dwelling house.

UNIT A - ADJACENT SITE

AL/79/18/PL

1 No. bungalow with 3 bedrooms in the roof (replacing permitted application AL/79/17/CLE). This application is a Departure from the Development Plan.

Approved

24/01/2019

A similar application (to the current application for Plot/Unit D2) to replace the existing former mobile home with a chalet bungalow was approved at the adjacent site, Plot/Unit A.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No comment received from Parish Council.

Neighbour objection, summarised as below:

Overlooking/loss of privacy - window to Eastern elevation would result in overlooking into the property/garden of 'Mount Pleasant Cottage'. The plans should be amended to show no windows (Velux or other) on the East elevation overlooking into the garden of Mount Pleasant Cottage. Must also be planning condition that no further modifications to this or any future planning application can allow the possibility of windows to the East Elevation to be authorised.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. The proposed velux window to the eastern elevation is marked on the drawings as obscure-glazed, and a planning condition will be added to ensure this and avoid any overlooking impacts. A planning condition will also be added removing permitted development rights for any additional windows on this east facing elevation to be introduced in the future.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Drainage engineer: Given the siting, scale and nature of the proposal (site is not located within Lidsey Treatment Works Catchment Area, and proposal is for less than 2 dwellings) surface water drainage can be dealt with by Building Control regulations and no scheme is required at planning stage.

COMMENTS ON CONSULTATION RESPONSES:

N/A.

POLICY CONTEXT

Designation applicable to site:

Countryside

Aldingbourne Neighbourhood Plan Area

Protected area for sharp sand and gravel

Adjacent to a Biodiversity Corridor

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
ENVDM3	ENV DM3 Biodiversity Opportunity Areas
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HSP5	H SP5 Traveller and Travelling Showpeople accommodation
WMDM1	WM DM1 Waste Management
ECCSP2	ECC SP2 Energy and climate change mitigation

Joint Minerals Local Plan 2018:

	Joint West Sussex M9 Safeguarding Minerals
<u>Aldingbourne Neighbourhood Plan 2016 POLICY EH1</u>	Resist development outside
Aldingbourne Neighbourhood Plan 2016 POLICY EH2	Support adjacent to biodiversity corridors only if demonstrate no harm.
	Green infrastructure and Ecosystem services
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 H3	Housing density
Aldingbourne Neighbourhood Plan 2016 POLICY H7	No support development near noisy business
	Development in the vicinity of business

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 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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

The 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.

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).

The relevant policies of the Aldingbourne Neighbourhood Development Plan have been 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 be in conflict with the relevant Development Plan policies in that it concerns development within the countryside outside of the nearest settlement boundary. However, there is not considered to be any conflict in respect of design/character, residential amenity, space standards, biodiversity, mineral safeguarding, highway safety and trees.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is an important material consideration in this case, namely that there is already an existing dwellinghouse on the site, which is lawful (as granted under Certificate of Lawfulness application re. AL/77/17/CLE). The current proposal for a dwelling would replace the existing dwelling. This is a material consideration which warrants a decision in conflict with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site is located outside of the Built-up Area Boundary and is within the designated Countryside as set out within both the Aldingbourne Neighbourhood Development Plan (ANDP) and the Arun Local Plan (ALP).

Policy C SP1 of the ALP states that outside the Built-Up Area Boundaries land will be defined as Countryside and development will only be permitted in the countryside where the criteria set out in policy C SP1 is met, or there is a strong justification for a countryside location. There are no policies in the ALP

which support proposals for replacement dwellings in the countryside.

ANDP policy EH1 "Built Up Area Boundary" states that proposals for development outside of the built-up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.

In this case, whilst the proposals would be in conflict with policy C SP1 of the ALP and EH1 of the ANDP, it is not considered appropriate to refuse the application on grounds of principle as there is already an existing dwellinghouse on the site, which is lawful (as granted under Certificate of Lawfulness application re. AL/77/17/CLE). The proposal is to replace the existing dwelling and, as such, there would be no change in the number of dwellings on the site as a result of this approval.

DESIGN & CHARACTER:

Paragraph 122 of the NPPF supports development that makes effective use of land and achieves appropriate densities, whilst taking into account the need for different types of housing, local market conditions and viability, the availability and capacity of infrastructure and services, the desirability of maintaining the areas prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

Paragraph 127 of the NPPF details the design requirements for new developments, including that developments should function well, are visually attractive and sympathetic to local character and history, have an appropriate mix of development including green and public space and create places that are safe, inclusive and accessible.

Policy D SP1 of the ALP states that development should seek to make efficient use of land but reflect the characteristics of the site and local area, in matters such as layout, density, scale, mix, character, landscaping, materials, finish and architectural details. It also states that proposals should adhere to objectives informing sustainable design e.g. attractiveness, inclusivity, security and climate change.

ALP policy D DM1 looks at aspects of form and design quality, including character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees, crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding environment.

ANDP policy H1 states that "Proposals for new housing or extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness. Proposals must demonstrate how they meet the policies set out in the Plan." In addition, policy H3 states that "the density of new development shall be appropriate to its location by virtue of size, siting and relationship to existing properties."

The proposal is to replace the existing former mobile home with a chalet bungalow. There is no change to the site density or layout. The new dwelling would have a very similar footprint to the existing (albeit slightly less long by around 3m and slightly deeper by around 1.5m).

The main change is in respect of the height. The existing dwelling has an eaves height of around 3.2m and a low pitched roof with a ridge height of around 4.3m. The replacement dwelling would have an eaves height of around 2.5m but a much steeper pitched roof with a ridge height of 6.3m. However, this difference in height is not considered to be excessive or out of character (noting that there are existing houses to the north, fronting Level Mare Lane, which are two storeys in height).

The other main change would be the design of the replacement dwelling, which would have a steep pitched roof, dormer windows and a front facing balcony to the west elevation. This design is considered to be acceptable within its context and would maintain the areas character and setting.

In terms of materials, the application form confirms that materials are to consist of brick and blockwork elevations with a pan tile roof and uvpc window and door frames. However, the details have not be annotated on the drawings (to be approved). As such, details of the materials and finishes to be used will be secured by planning condition.

The garden and parking area are to be unchanged.

It is considered that the proposal is in accordance with Arun Local Plan policies D DM1 & D SP1 and with ANDP policies H1 & H3.

RESIDENTIAL AMENITY:

Paragraph 127 (f) of the NPPF states that development should have a high standard of amenity for existing and future users.

Policy D DM1 of the Arun Local Plan that new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy QE SP1 states that the Council requires all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

Until the Arun Design Guide is adopted (currently being consulted on) the Council does not have any specific standards in respect of privacy interface distances. Prior to the adoption of the Local Plan, the Council worked on the basis of a standard of 20m for front to back or back to back distances.

The new dwelling would be in the same position as the existing. The increase in height would not result in an overbearing or significant loss of outlook to the neighbouring properties, given the modest eaves height that would be retained, that the roof would slope away from the site boundaries with these properties and the separation distances between the properties.

Although the proposal introduces a new first floor, there are to be no side-facing first floor/roof level windows so the privacy of the properties to the side, to the north (Plot/Unit A) and south, would not be affected.

The proposals would introduce three front-facing dormers, the larger of which would lead onto a balcony/roof terrace, to the west facing elevation. However, given their orientation facing towards Northfields Lane and open fields beyond these would not result in any overlooking to neighbouring properties. The first floor balcony would be small in scale, sited at sufficient distance and only afford oblique angles of view towards the properties to the side, to the north and south, that there would not be significant overlooking and loss of privacy to these neighbouring properties or their garden amenity space.

The proposals include a velux rooflight on the east elevation, facing towards the grounds to Mount Pleasant Cottage. To avoid any overlooking to this neighbouring amenity space, it is recommended a planning condition is attached requiring this rooflight to be obscure glazed and non-opening up to a height of 1.7m above finished floor level.

It is also recommended that a planning condition is added removing permitted development rights for any additional first floor/roof level windows to the north, south and east elevations to avoid any potential for future overlooking.

Subject to these conditions, the proposals would comply with Arun Local Plan policies D DM1 and QE SP1.

SPACE STANDARDS:

Arun Local Plan policy D DM2 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 building is suitable for residential use.

The requirement for a two storey, 3 bedroom, 6 person dwelling is 102m² but the proposed dwelling far exceeds this standard with a total of 215sqm (the ground floor alone is around 145m² and the first floor around 70sqm). Built-in cupboard space has also been shown.

Arun Local Plan 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 ALP regarding private gardens sizes. However, it is noted that paragraph 127 of the NPPF states that: "Planning policies and decisions should ensure that developments: (f) create places with a high standard of amenity for existing and future users;"

Policy H7 of the ANDP states all new dwellings must include outdoor amenity space of an adequate size and quality.

The proposed house has existing private gardens to the north and east and this situation will remain the same. It is therefore considered that the scheme provides a good standard of outdoor amenity for future occupiers.

The proposal complies with Arun Local Plan policies D DM1 & D DM2, guidance on amenity within the NPPF and policy H7 of the ANDP.

HIGHWAY SAFETY & PARKING:

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Policy 106 refers to maximum parking standards for residential and non-residential development.

Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with the West Sussex County Council guidance on parking provision.

Policy T DM1 states that proposals should be located within easy access of established public transport services.

The Arun District Council Parking Standards SPD (adopted Jan 2020) is also relevant in the assessment of the proposals.

Policy GA3 of the ANDP states that proposals must provide adequate parking in accordance with the standards and that proposals that result in the loss of parking will be resisted.

It is not considered that the site is in a sustainable location and, as such, the occupiers of the dwelling are likely to be reliant on the private car to access facilities, shops and services. However, this is an existing situation for the residential occupiers and therefore, there is no conflict with policy T DM1.

WSCC Highways have not been consulted on this current application. However, they provided comments to the application (ref. AL/79/18/PL) for the adjoining site, Plot A. In summary, they raised no objection and considered that the existing access is acceptable and there were no highway safety reasons to object to the proposal. They noted that the parking provision was not clearly shown on the plans.

The ADC Parking SPD would require a 3 bedroom property in this location (Parking Behaviour Zone 2) to have a minimum of 2 cars and 2 cycle spaces.

No details of car/cycle parking provision have been provided on the site plan. However, there is clearly sufficient existing hardstanding on the site to accommodate at least three car parking spaces and the precise details can be agreed by planning condition. A planning condition can also be added to secure details of the cycle parking, which must be undercover and secure.

Subject to conditions, it is considered that the proposal is in accordance with policy T SP1 of the Arun Local Plan, policy GA3 of the Neighbourhood Plan, the NPPF, and local parking standards.

PROTECTION OF MINERAL RESOURCES:

The site falls within a Protected Area for sharp sand and gravel.

The West Sussex Joint Minerals Local Plan was adopted on 20 July 2018. It sets out mineral protection zones and it is necessary to consider the proposal against policy M9 "Safeguarding Minerals". This states that:

"Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:

- (i) Mineral sterilisation will not occur; or
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible."

The application submission contains no justification in respect of the above policy. However, it should be noted that there is already an existing dwelling on the site and, as such, there is no realistic chance of this site being mined for minerals and therefore there is no conflict with this policy.

BIODIVERSITY:

The site lies adjacent to a Biodiversity Corridor.

Policy EH2 of the ANDP states that: "New development within, or immediately adjacent to the Biodiversity Corridors identified on Maps A1 and A2 will only be supported where it can be clearly demonstrated that development proposals will not give rise to any significant harm to the integrity or function of the Biodiversity Corridors."

The proposal provides no justification in respect of this policy. However, again, it is considered that regard should be had to the fact that there is already an existing dwelling on the site. Furthermore, the new dwelling, although containing an additional floor of accommodation, would have a similar footprint and the same number of bedrooms as the existing dwelling. It is therefore unlikely that there would be any material difference in the occupation of the site and, as such, there would be no greater harm to the Biodiversity Corridor. It is not considered that there is any conflict with this policy.

TREES

Paragraph 170 of the NPPF seeks to contribute to the natural and local environment by recognising the intrinsic character and beauty of the countryside, including trees and woodland.

BS 5837 : 2005 sets out standards for Trees in Relation to construction.

Policy ENV DM4 seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or contributing to local amenity.

Policy EH5 of the ANDP states that development that damages or results in the loss of.. trees and hedgerows of arboricultural or amenity value, will be resisted. Proposals should be designed to retain such features.

There is hedging to the boundary of the site and no trees on the site itself. There are no trees on or adjacent to the site that are protected by a Tree Protection Order (TPO) and the site is not located within a Conservation Area. There is a tree in the neighbouring garden (at Mount Pleasant Cottage), close to the eastern boundary with the site. However, this tree appears to be of relatively low amenity value and is unlikely to warrant a Tree Protection Order (TPO) being placed on it. As such, the proposals should not result in the damage or loss of trees of value, and would accord with policy ENV DM4 of the Local Plan and policy EH5 of the ADNP in this regard.

TRAVELLER ACCOMMODATION

Policy H SP5 of the Arun Local Plan makes provision for new gypsy and traveller pitches/plots in the District, and states that planning permission will not normally be granted for development involving the loss of lawful accommodation for gypsies/travellers/travelling show people, unless alternative provision is made to make good any loss.

In this particular case, the loss of the existing gypsy/traveller plot is justified, since the Certificate of Lawfulness agreed in 2017 (ref. AL/77/17/CLE) had the effect of confirming that the unit was no longer a temporary mobile home and was a permanent building/dwellinghouse.

SUMMARY:

It is considered that this proposed dwelling is acceptable having regard to local character, residential amenity, space standards, highways safety, safeguarding of minerals, biodiversity and trees.

It is not considered that the conflict with the Local Plan in respect of development in the countryside nor the loss of a gypsy/traveller plot can be sustained due to the fact that the proposal seeks to replace an

existing dwelling, which is already a permanent dwellinghouse and lawful as confirmed by AL/77/17/CLE. It is therefore recommended that this application be approved subject to the conditions below.

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:

- Proposed Ground Floor, First Floor and Roof Plan (drawing 1 of 4) received 22/11/2019
- Proposed Elevations (drawing 2 of 4) received 22/11/2019
- Proposed Section (drawing 3 of 4) received 22/11/2019
- Site Plan (drawing 4 of 4) received 27/09/2019

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D SP1, D D DM1 and D DM2 of the Arun Local Plan and policy H1 and H3 of the Aldingbourne Neighbourhood Development 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 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 by endeavouring to achieve a building of visual quality in accordance with policy D SP1 and D DM1 of the Arun Local Plan and policy H1 and H3 of the Aldingbourne Neighbourhood Development Plan .

- 4 The rooflight on the eastern elevation of the building shall at all times/be glazed with obscured glass and non-opening up to a height of 1.7m above floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 and QE SP1 of the Arun Local Plan.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed on the building and no rear and side roof extensions (including dormer windows) to the east, north and south elevations to the dwelling house shall be constructed without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 6 Before the building hereby permitted is occupied a dustbin enclosure shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policy D DM1, QE SP1 and WM DM1 of the Arun District Local Plan.

- 7 The new dwelling shall not be first occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

- 8 No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the occupiers of the dwelling and in accordance with policy T SP1 of the Arun Local Plan and GA3 of the Aldingbourne Neighbourhood Development Plan.

- 9 No part of the development shall be first occupied until covered and secure cycle parking spaces for the new dwelling have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle spaces shall thereafter be permanently retained in good working condition.

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 and GA3 of the Aldingbourne Neighbourhood Development Plan.

- 10 **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.