

Recommendation Report for Planning Permission

REF NO:	AW/104/22/PL
LOCATION:	8 Gossamer Lane Aldwick PO21 3AY
PROPOSAL:	1 No bungalow including parking, boundary fence, and alterations to entrance wall and driveway. This application may affect the setting of listed buildings and is in CIL Zone 4 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The bungalow will have 3 bedrooms and an integral garage (4.08m by 5.99m). There is no first-floor accommodation. It has a hipped roof design, includes a chimney and will be 4.9m high which matches with no. 10a adjacent (indeed the architect for both schemes is the same). Proposed materials are brick, painted render, and roof tiles. The layout shows parking for 2 cars, a bin storage area and turning space. It will be accessed by the existing western driveway with the eastern access retained for no. 8. There are some associated changes to the front boundary wall and a new rear boundary.
SITE AREA	0.0645 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	15.5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	Four category B trees are affected. Three of these are in the site area on the southern, western & eastern boundaries. The fourth is in the verge outside of the eastern boundary. These trees are potentially subject to Tree Preservation Order Bognor No. 2 (depending on their age).
BOUNDARY TREATMENT	The front boundary is an approx. 1.8-2m high brick wall with flint panels. The eastern side boundary is close boarded fencing approx. 1.8m in height whilst the west side boundary has a Beech hedge approx. 2-2.5m in height.
SITE CHARACTERISTICS	Detached two-storey dwelling with separate garage and single-storey pool-house at the rear set in spacious grounds. The house has three dormers on the front, red brickwork, white rough rendered walls, white window frames and a brown tiled roof. Access is from Gossamer Lane via two entrances and a linked circular driveway that widens into a parking area in front of the house and garage.
CHARACTER OF LOCALITY	Main road and residential area comprising detached properties predominantly two-storeys on large plots of various styles and designs. The three properties to the west have all developed

the fronts of their gardens with a single storey bungalow of similar design and building line. Properties to the east in Old Place are predominantly terraced of similar style & design but with some detached bungalows. The existing dwelling has front facing principal windows but there are no windows visible on no. 10a (bungalow) to the immediate west. To the east is a wide verge forming one side of Old Place.

RELEVANT SITE HISTORY

AW/258/11/	Approval of Reserved Matters following Outline Planning Permission AW/279/10 for a proposed bungalow	ApproveConditionally 10-02-12
AW/279/10/	Renewal of planning permission AW/287/07/ for proposed bungalow, parking & driveway	App Cond with S106 24-03-11
AW/305/10/T	Fell 1 no. Monterey Cypress tree & re-pollard 1 no. Willow tree to below the original height	ApproveConditionally 04-02-11
AW/137/06/	Detailed application for two new bungalows (Resubmission following AW/204/05)	Refused 02-08-06 Appeal: Allowed+Conditions 08-02-07

The adjacent dwelling 10a Gossamer Lane was approved in 2010/11 (AW/279/10/OUT and AW/258/11/RM). Conditions were attached regarding parking and materials. The two similar bungalows to the west (12a & 14a) were part of a joint application allowed on appeal in 2007.

REPRESENTATIONS

Aldwick Parish Council raised no objection and stated precedence had already been set in this area.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

NATURAL ENGLAND - no objection subject to a contribution being secured to offset the impact of the accommodation in combination with other residential proposals on the Pagham Harbour Special Protection Area (SPA) and Ramsar site. Require this be formally checked by way of an Appropriate Assessment.

WSCC HIGHWAYS - no objection subject to conditions to ensure that car parking and cycle storage are

provided prior to occupation. No concerns with visibility, no accidents associated with the accesses and that one additional dwelling would not result in a material intensification of use onto Gossamer Lane. No concerns with parking which exceeds the standards.

ADC DRAINAGE ENGINEERS: no objection. Due to the scale, location, and type of application, request no conditions. Any alterations to surface water drainage must be designed/constructed in accordance with Building Regulations.

ADC CONSERVATION OFFICER: the proposal will have a neutral impact on the setting of the listed building (no harm) and will not affect the way in which its significance is currently experienced and understood. Requests a gate pier be retained and there be minimal changes to the front wall.

COMMENTS ON CONSULTATION RESPONSES:

NATURAL ENGLAND: An Appropriate Assessment (AA) was issued to Natural England for review on the 25th of July 2022 and a copy is on the website. Natural England have not responded in the requested timescale

ADC CONSERVATION OFFICER - The gate pier falls outside of the red edge and no changes are proposed.

POLICY CONTEXT

Designations applicable to site:

Within the Built -Up Area Boundary.

Tree Preservation Order Bognor No. 2/58 (Area 5).

Adjacent to an Area of Character.

Class C Road.

Close to a Grade II Listed Building.

Pagham Harbour Zone B.

Flood Zone 1.

2km of Bognor Reef SSSI; and

CIL Zone 4.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HERDM1	HER DM1 Listed Buildings
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary

TDM1	T DM1 Sustainable Travel and Public Rights of Way
TELDM1	TEL DM1 Telecommunications
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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. Aldwick does not have a neighbouring plan and are not proposing to make one.

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 complies with the Arun Local Plan in that it would not cause demonstrable harm to the character of the area, to the amenity of neighbouring residents, to the amenities of future residents, to the integrity of the Pagham Harbour Special Protection Area (SPA) or result in a severe impact on the local highway.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site lies in the built-up area boundary where development is acceptable in principle as per policy SD SP2 of the Arun Local Plan (ALP) provided it is in accordance with other policies of the ALP covering such issues as heritage impact, character/design, parking, residential amenity, space standards, trees, biodiversity, and climate change.

HERITAGE ASSETS:

The eastern boundary of the site is the edge of a designated Area of Character (AoC) and there is a Grade II Listed Building some 49m east of this boundary.

For the purposes of the NPPF, the Listed Building is a designated heritage asset whereas the AoC is a non-designated Heritage Asset. ALP policy HER SP1 provides for the protection of non-designated heritage assets and states the setting of such assets should be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment. Further, that development likely to prejudice any of the above, including their settings, will be refused. ALP policy HER DM4 only relates to development within AoC's and so is not relevant to this determination. ALP policy HER DM1 requires proposals protect and enhance the setting of Listed Buildings.

Paragraph 194 of the NPPF requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 195 then requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that is affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is no harm, 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance any harm with the level of public benefits associated with the proposal (as set out in para 202). Para. 203 states in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The application does not include any form of heritage assessment. The conservation officer assessed there to be no harm to the Area of character or the Listed Building. There is a 1.8m high fence, several large verge trees, a road and another dwelling between the site and the Listed Building. These features plus the distance and the single storey nature of the dwelling combine to mean the proposal will not be seen in views of (or from) the Listed Building. The same factors mean that the bungalow will not be particularly visible from the AoC. On this basis, the application will not result in any harm to the nearby designated and non-designated heritage assets. A permitted development rights restriction would be appropriate to control roof development given that the dwelling has been found to be acceptable in heritage terms partly on the basis of its single storey scale.

The proposal accords with the NPPF guidance and the relevant policies of the development plan.

ACCESS AND PARKING:

ALP policy T SP1 states proposals will be supported where they explain 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. ALP policy T DM1 requires new development be located in easy access of established non-car transport modes/routes. The

Council also has a Parking Standards SPD.

Para. 110 of the NPPF states: "In assessing .. specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Para. 111 states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

WSCC Highways raise no concerns with the safety of the access or the slight intensification of the residential use to Gossamer Lane. In respect of parking, the proposal generates a requirement for 2 spaces and the layout shows 2 spaces plus garage. The garage is sufficiently sized to allow it to be considered as providing an additional half a space. It is likely the garage would provide cycle storage but there are no details so a condition will be imposed to secure the details.

The proposal is in accordance with ALP policy T SP1 and the Parking Standards SPD.

CHARACTER & DESIGN:

ALP policies D SP1 and D DM1 require development make the best possible use of land by reflecting or improving on the character of the site/surrounding area. The Arun Design Guide is a material consideration. The Design Guide suggests a density of 10-20 per hectare for detached/semi-detached dwellings in suburban locations.

Section J refers to new building design and states new development must ensure the existing character and sense of place of an area is respected and enhanced. New development should generally reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties. Section P covers tandem development and states this will generally be unacceptable due to potential problems of access and privacy, but should it be allowed then the new dwelling should be subservient in scale.

The Aldwick Parish Design Statement (2015) is a material consideration albeit of lower weight due to its age. It states Gossamer Lane is characterised by a variety of front boundaries which include brick and stone walling, high wooden fencing, and hedges. There are a number of large imposing properties set back from the road and a small number of these have had bungalows built in the front gardens which have had a major impact on the street scene as well as removing mature amenity trees. It states that new buildings should not vary significantly in height or bulk from those nearby and that existing trees and boundary treatments should be retained.

The proposal conflicts with the Aldwick Parish Design Guide and the Arun Design Guide due to being tandem development and on the frontage of a large plot. The subservient single storey nature of the dwelling plus the fact it reflects the height, design, and character of the three existing bungalows set in front gardens to the west means that there is no harm to the character or appearance of the area. Aldwick Parish raise no objection and consider that precedent has been set by other permissions.

There are some changes to the front boundary to widen the western and eastern access points and fit new gates set back from the highway. These changes are acceptable provided they respect the existing design & appearance of the wall. A condition will be imposed to ensure this. A condition will also be imposed to control materials.

Notwithstanding the above, there is no conflict with policies D DM1 or D SP1.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires there be minimal impact to users/occupiers of nearby property and land. Policy QE SP1 requires all development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The Council's Design Guide sets out the following guidance on interface distances between houses:

- Back-to-Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 16m between habitable rooms of properties facing each other.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

The dwelling is entirely single-storey, and all windows will be screened by existing and proposed boundary treatments. There are no visible windows on the adjacent bungalow (no. 10a). The host property is two-storey, and its windows may afford some views of the new private rear garden however this will be at a 15m distance and there is then a further 9m (so 24m total) to the proposed rear windows. This is the same as per the other three approved bungalows to the west. The proposal accords with ALP policies D DM1 and QE SP1. A permitted development rights restriction would be appropriate to control roof development given the dwelling has been found to be acceptable due to its single storey scale. A condition is imposed to control the details of the new rear boundary treatment in the interests of privacy.

QUALITY OF LIVING ACCOMMODATION:

ALP policy D DM2 states that internal spaces should be of an appropriate size and that the Nationally Described Space Standards provide guidance. The required internal space standard for a single storey, 3-bedroom, 5-person house is 86m² and the scheme proposes a general internal area of 173m² so more than complies with the requirement. The Arun Design Guide (H.04) sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth; and
- Private Front Garden: min. 2m depth.

Section P of the Design Guide states developments should maintain usable and appropriate external amenity space for existing and proposed properties. Sizes will be mainly determined as per section H.04 but it is advisable that the usable rear, external amenity space is at least the same size as the footprint of the property.

The rear garden is 9m deep but is over 17m wide so provides useable space. There are private garden areas to the front/side. This is a similar situation to other bungalows to the west and whilst there is conflict with the Design Guide in terms of rear depth, the overall space provides a decent standard of amenity for future occupiers and refusal on these grounds would be unlikely to be successful at appeal. None of the other three bungalows have had permitted development rights for rear extension/outbuildings removed and such a restriction would not be reasonable.

TREES:

ALP policy D DM1 states all developments will be expected to incorporate existing and new tree planting as an integral part of development proposals. Policy ENV DM4 requires protected trees or trees that contribute to local amenity are not damaged or felled unless the development meets certain criteria including that the benefits outweigh the loss of trees or woodland.

There are four nearby notable trees identified by the arboricultural report, but the layout has been designed to accommodate these with a minor 10% incursion into the root protection area (RPA) of a Silver Birch (T2). Additionally, extension of the boundary wall, repositioned gate posts and widening of

the driveway to the existing dwelling may have some impact on the RPAs of the Holm Oak (T3) and Poplar (T4). The report recommends further investigation of roots prior to the widening of the driveway, new surfacing work and installation of new gateposts.

The report advises existing trees will create some early morning shade but there will be little negligible effect on light levels for the majority of the day and it is clear from the analysis that there will be little shading of the rear garden.

The Tree Officer has not responded to the consultation request but as a precautionary measure, a standard condition is imposed to require construction to be in accordance with the submitted documents and for a pre-commencement site meeting to take place to ensure that the protection scheme has been implemented correctly.

The proposal clearly incorporates existing trees and there is very little harm to these therefore no conflicts with the relevant policies.

BIODIVERSITY:

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. Despite this being a single dwelling site within an urban area (and so likely has low biodiversity value), the applicant has provided a Preliminary Ecological Appraisal as prepared by a chartered ecologist. The appraisal concludes that none of the habitats within the site boundary have any significant intrinsic nature conservation value and no further surveys are recommended.

The appraisal suggests slow worms may be present in small numbers in the southern area of the site and makes recommendations should it be necessary to clear this area. The appraisal recommends native species planting, native hedgerows (with fruiting species) and installing integrated bird & bat boxes on the new building to demonstrate biodiversity net gain. It is not Council policy to require a landscaping scheme for a dwelling however a condition will be imposed to state that should new planting take place it will use native species. A condition will be imposed to require the new rear boundary include a native hedgerow (fruiting variety), that bat/bird boxes are installed and to ensure that slow worms are protected should the particular site area need to be cleared.

These measures will all ensure that wildlife is protected and that there is biodiversity net gain associated with the proposal. On this basis, there is no conflict with the policy.

PAGHAM HARBOUR:

ALP policy ENV DM2 requires residential developments in a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. A contribution of £871 per new unit was agreed by the Council's Cabinet on 10 April 2017. The site lies in the designated Zone B and the proposal results in a net increase of 1 dwelling and so the proposal requires a contribution of £871. Subject to this being secured by a s106 legal agreement, there will be no conflict with policy ENV DM2. This position has been formally checked by the submission of an Appropriate Assessment to Natural England and although they have not responded, based on other similar applications, there is no reason to suggest that they would not agree.

CLIMATE CHANGE:

ALP policy ECC SP2 requires new residential and commercial development be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems. ECC SP1 requires development be designed to adapt to impacts arising from climate change. The application is silent on

these requirements, but a condition can be imposed to secure details to ensure compliance with policy. A condition will be included to require electric vehicle charge points.

TELECOMMUNICATIONS:

ALP policy TEL SP1 states proposals for residential, employment and commercial development must be designed to be connected to high quality communications infrastructure. This policy would be complied with by a condition.

SUMMARY:

The development would represent a very small boost to the Council's current HLS shortfall, meets the definition of sustainable development and is either policy compliant, or where conflict exists, this is outweighed by material considerations. An approval would accord with para 11c of the NPPF. The proposal is therefore recommended for approval subject to conditions and the s106 agreement.

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.

SECTION 106 DETAILS

This decision is granted in accordance with a s106 legal agreement which secures a contribution of £871 towards the cost of delivering measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour.

CIL DETAILS

This is a CIL Liable development. It is in Zone 4 and a CIL amount of £17,093.23 would be payable

unless the applicant applies for exemption subject to the requirements of the CIL Regulation 2010 (as amended). Fifteen percent of this amount (£2,563.98) would go to the Parish Council.

RECOMMENDATION

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans

LOCATION AND BLOCK PLANS, PROPOSED FLOOR PLAN DWG. DPA-01.
PROPOSED FLOOR PLAN AND ELEVATIONS DWG. DPA-02; and
PROPOSED SITE PLAN DWG. DPA-03.

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

- 3 No construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work involving power tools or machinery on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with policy QE DM1 of the Arun Local Plan.

- 4 All activity at the site is to be carried out in strict accordance with the approved Arboricultural Report by Jonathan Rodwell Cert Arb L4(ABC); TechArborA (March 2022)

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place (excepting in respect of alterations to the western access point and the western gate pier of the eastern access point), a Pre-Commencement Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s). At this meeting, all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan which forms Appendix 7 of the Arboricultural Report by Jonathan Rodwell.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert may be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the

landscape and amenity of the area. This is required to be a pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

- 5 Should it be necessary to clear the southern part of the site inside the boundary wall where it contains the tussock grassland as identified by the submitted Preliminary Ecological Appraisal (20/03/22) then this shall be carried out in accordance with a precautionary method statement which must be submitted to and approved in writing by the Local Planning Authority prior to such works taking place.

Reason: In the interests of site biodiversity in accordance with policy ENV DM5 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because otherwise works in the particular area of the site where the tussock grass exists could result in harm to a protected wildlife species.

- 6 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 in writing 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 the character & appearance of existing nearby dwellings in accordance with policy D DM1 of the Arun Local Plan.

- 7 No development above damp proof course (DPC) level shall take place unless and until details (including materials, design, height) of (a) the new boundary between the dwelling and the existing house and (b) the alterations to the front boundary wall within the application site have been submitted to and approved in writing by the Local Planning Authority and the new dwelling shall not be occupied until such boundaries have been erected/altered. The new site boundaries must also be planted with new native hedgerows containing fruiting species.

Reason: In the interests of visual amenity, heritage, privacy and biodiversity net gain in accordance with policies D DM1, ENV DM5, HER SP1 and QE SP1 of the Arun Local Plan.

- 8 No development above damp-proof course (DPC) level shall take place unless and until full details of the placement of integrated bird and bat boxes on the new building have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full prior to occupation and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: In the interests of securing biodiversity net gain in accordance with Arun Local Plan policy ENV DM5 and the NPPF.

- 9 The dwelling shall not be first occupied unless and until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide adequate on-site car parking space for the development in accordance with policy T SP1 of the Arun Local Plan.

- 10 The dwelling shall not be first occupied unless and until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority

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 NPPF.

- 11 Prior to the occupation of the dwelling, a scheme for the provision of facilities to enable the charging of electric vehicles shall be submitted to the local planning authority for approval in writing and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 12 The new dwelling shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. 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 and the NPPF.

- 13 Prior to the occupation of the new dwelling, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 14 Should any new landscaping be proposed either within the curtilage of the dwelling or to the existing as a result of the approved changes to the garden then this must include the use of native species to enhance the area for biodiversity in accordance with the "Recommendations" section of the submitted Preliminary Ecological Appraisal (20/03/22).

Reason: In the interests of biodiversity net gain in accordance with policy ENV DM5 of the Arun Local Plan and the NPPF.

- 15 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 roof extensions or dormer windows to the dwelling house shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy of the existing dwelling and of adjacent occupiers and ensure that the setting of nearby heritage assets are preserved in accordance with policies D DM1, HER SP1, QE SP1 and HER DM2 of the Arun Local Plan.

- 16 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning

(Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 17 INFORMATIVE: This decision has been granted in conjunction with a section 106 legal agreement relating to a payment of £871 towards the provision of the agreed Pagham Harbour mitigation scheme.
- 18 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 the New Connections Services Charging Arrangements documents at <https://beta.southernwater.co.uk/infrastructurecharges>.
- 19 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 20 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.
- 21 INFORMATIVE: The development shall be carried out in accordance with the 'Arun District Council Construction Code of Practice: for small developments in Arun', available from: <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>
- 22 INFORMATIVE: The existing right hand gate pier to the eastern access point matches one found within the Grade II Listed Old Place development boundaries and should be retained as it is in its present position.
- 23 INFORMATIVE: Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works. Arun District Council requires 3m clearance between any structure and the bank of an ordinary watercourse and 3m clearance between any structure and a culverted ordinary watercourse. This is to ensure that no construction will occur that will limit the current or future landowners ability to conduct maintenance to the watercourse in line with their responsibilities under the Land Drainage Act 1991.