

Recommendation Report for Planning Permission

REF NO: AW/259/18/PL

LOCATION: 10 Barrack Lane
 Aldwick
 PO21 4BZ

PROPOSAL: 1 No. dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The new three bedroom dwelling will be sited in the rear garden around 17m from 259's main rear elevation (13m from its conservatory). However, the dwelling will have ground floor accommodation and therefore no windows in the roof. Access is to be from Barrack Lane using an existing access point. A bin collection point is shown on the plans. Two parking spaces.
SITE AREA	0.111 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	9 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but there is a 1m high bund at the rear boundary.
TREES	There are several tree specimens and dense shrub planting to the frontage and trees to the eastern and northern boundaries. Several ornamental trees lie within the garden area. Some of the trees are currently protected by Tree Preservation Order (refs "Bognor No. 2" and "TPO/AW/184/10").
BOUNDARY TREATMENT	- Close boarded fence above the 1m bund at the rear to a total boundary height of 2m; - Mix of 1.5m wall and 1.7m timber fence to no. 12; and - 2.2m timber fence to no. 8. Also lots of trees to the rear boundary and the boundary with no. 8.
SITE CHARACTERISTICS	Existing rear/side garden to no. 10 Barrack Lane. The rear garden is presently occupied by a single storey outbuilding which provides additional living accommodation. Near to this is a paved area plus a domestic shed and a covered seating area. There is a timber pergola structure elsewhere. The house is two storeys high and has a rear conservatory plus other rear principle widows at ground and first floors. It is constructed from dark clay roof tiles and dark hanging tiles. There is plenty of off-street parking for the existing dwelling and there are two existing gates from the front with one corresponding to the proposed point of access.

CHARACTER OF LOCALITY

Quiet residential area consisting of attractive large dwellings (predominantly two storeys) in deep plots.

No. 10 Barrack Lane adjoins on its western side with no. 12 which is in the same style and also two storeys. The only windows facing the site are two roof lights in the ground floor roof. No. 8 on the other side is a bungalow with a rear conservatory and some velux windows in its roof.

RELEVANT SITE HISTORY

AW/199/18/HH	Proposed extension to study	ApproveConditionally 03-10-18
AW/148/18/HH	Single storey rear in-fill extension & addition of 1 No. west facing first floor window.	ApproveConditionally 23-07-18
AW/104/03/	Bay window extension	ApproveConditionally 04-06-03
AW/76/01/	Construction of a new vehicular access to provide an in and out system.	ApproveConditionally 12-06-01
AW/149/87	Division into two dwellings	ApproveConditionally 20-07-87

Noted. Application AW/199/18/HH concerns a ground floor front extension.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No comments received from the Parish Council.

One letter of comment received from the occupier of no. 12 stating that:

"In principle I have no objection to the building of a bungalow on this site. However, if the application is successful, I would be grateful if conditions could be imposed to remove General Permitted Development Rights to this build. This would ensure that my privacy is not eroded by potential additions/extensions and loft conversions/roof windows and lights in the future (Class A, B and C). Looking at the site plan the roof ridges at the same height do not correspond with the elevations indicating ridges at a different height."

COMMENTS ON REPRESENTATIONS RECEIVED:

A condition removing permitted development rights for any roof extensions/alterations is considered to be appropriate. However, it is not considered that there are any errors with the elevation and roof plan drawings.

CONSULTATIONS

Arboriculturist

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

Ecology Advisor

Environmental Health

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - No objections subject to conditions to secure visibility splays, vehicle parking & turning and cycle parking. Comments as follows:

- 10 Barrack Lane currently benefits from an in-out access arrangement onto Barrack Lane;
- The proposed dwelling will solely utilise the existing eastern access onto Barrack Lane;
- The host dwelling will continue to utilise the in-out access arrangement;
- No alterations to the existing accesses are proposed;
- Vehicular visibility splays have been drawn on the proposed plan but are not to WSCC standards;
- Vehicular visibility at the eastern access appears to be restricted in both directions;
- Maximum achievable visibility splays should be demonstrated at the site access;
- The application form indicates that on-site parking will be provided for two vehicles;
- A parking layout plan has not been provided although there appears to be sufficient space on site to accommodate this parking provision;
- There also appears to be sufficient space on site for vehicles to turn on site and exit onto the publically maintained highway in a forward gear;
- The site is located within walking distance of bus stops and a small variety of local shops and services;
- Whilst it is anticipated that there will be reliance upon the private car, cycling is a viable option within this area and secure and covered cycle storage should be provided for the dwelling; and
- There will be no 'severe' impact on the operation of the Highway network, therefore the proposal is not contrary to the National Planning Policy Framework (paragraph 109).

ADC DRAINAGE ENGINEER - No objection. State that the application is for one property outside of the Lidsey Catchment and we have no indications of any historic flooding or watercourses being present. Surface water drainage should therefore be designed and constructed to meet building regulations.

ADC ENVIRONMENTAL HEALTH - No objections however given the close proximity of other houses, request that the construction working hours are restricted by planning condition.

ADC TREE OFFICER - Following receipt of additional information, now recommend approval subject to conditions, one of which will be pre-commencement. Comments as follows:

- The vast majority of quality trees are to be retained. Notable losses would be T16 eucalyptus and part of TG19 himalayan birch, although they are of limited visual importance and ought not to be a constraint

to any approved development;

- Ground protection as required has now been annotated on a revised Tree Protection Drawing. The extent of RPA incursion affecting T03 (Silver Birch) is unfortunate but within acceptable limits. The proposed foundation design (AIA chapter 4.7) should reduce the negative impact on tree health/vitality; and

- Although only a typical representation and not specified exactly, the example No-dig construction, ref.RCo241/03 incorporating a 200mm cellular confinement system ought to be adequate. It also provides detail of a permeable hard wearing surface. The timing of installation had in fact already been set out in Chapter 4.0 of the AIA, para.4.1.2, which confirms the No-dig driveway will be installed prior to commencement of demolition and construction activities on the site.

COMMENTS ON CONSULTATION RESPONSES:

All comments noted. The applicant has agreed to the tree protection pre-commencement condition.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;

Pagham Harbour Zone B;

Within 2km of Bognor Reef Site of Special Scientific Interest;

Within 2km of Pagham Harbour Site of Special Scientific Interest; and

Tree Preservation Orders ("Bognor No. 2" & "TPO/AW/184/10").

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
HDM1	H DM1 Housing mix
HSP1	HSP1 Housing allocation the housing requirement
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

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.

Aldwick have not developed a Neighbourhood Development Plan but has published a Design Guide.

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 the Arun Local Plan in that it would not cause demonstrable harm to the character of the area (including with reference to existing trees), to the amenity of neighbouring residents or result in a severe impact on the local highway. The proposal also makes the appropriate provision for the protection of Pagham Harbour.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE:

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

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 (NPPF)." It is considered that the site is in a sustainable urban location within reasonable walking and cycling distance of shops, facilities & services. Whilst the private car would inevitably be required for some trips, future

residents would have a realistic choice of transport options.

It is also noted that the National Planning Policy Framework (NPPF) advocates the effective use of land. Paragraph 118 (d) 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".

The proposal is considered to accord with policies SD SP1 and SD SP2 of the Arun Local Plan.

CHARACTER & DESIGN:

Policy D DM1 of the Arun Local Plan requires that the Council seek to make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area. It also requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is also necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. In terms of density, D DM1 requires that new housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. However, higher densities will be more appropriate in the most accessible locations. The policy also requires that the scale of development keep within the general confines of the overall character of a locality.

ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character. In addition, para 127 of the NPPF requires developments to be visually attractive and sympathetic to local character and history.

This proposal seeks permission for a new single dwelling within the rear garden and as such represents "backland development". Such development is generally perceived negatively and considered to be out of character with existing development. However, backland development is not in principle inappropriate and in this case there are mitigating circumstances which prevent there from being any actual harm to the character and appearance of the area. Firstly, the proposed single storey dwelling will not be visible at all from Barrack Lane. Secondly, it is to be served by an existing access point. Therefore, its impact on the streetscene will be negligible. The applicant has even proposed a bin collection point set back from the edge of the access so that bins will not need to be left on the edge of the highway - this further hides the dwelling from view.

Although both 10 and 12 are two storey in height, no. 8 on the other side is a bungalow. Therefore, a proposed single storey dwelling cannot be considered to be out of character with the surrounding form of development. The dwelling itself is not considered to represent high quality design but in this instance, does not need to. It is appropriate in design, scale and form and is therefore considered to comply with policies D DM1 & D SP1 and with the guidance on design within the NPPF (para. 127).

ALDWICK PARISH DESIGN STATEMENT:

The following extracts from the Design Statement in respect of the Barrack Lane Character Area ('Area 3') are considered to be relevant to the application proposals:

- New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.
- Where planning permission is required, existing separation of dwellings should be preserved and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings.
- Any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings

should be strictly controlled. Any roof re-design should be sympathetic and in keeping with the character of existing properties.

- Existing patterns should be maintained, e.g. setback and density.
- Amenity trees; spaces and access ways should be retained and enhanced and trees lost to damage or disease should be replanted/replaced.

The proposal does partly conflict with the above in respect of the general pattern of development in the area (i.e. no other immediate examples of backland development). However, the Design Statement is not policy but rather just a material consideration and the reasons given above under "Character & Design" are considered to override this design advice.

TREES:

Policy ENV DM4 of the Arun Local Plan states that:

"Development will be permitted where it can be demonstrated that trees protected by a Tree Preservation Order(s), (TPO) identified as Ancient Woodland, in a Conservation Area or contributing to local amenity, will not be damaged or destroyed now and as they reach maturity, unless development:

- a. Would result in the removal of one or more trees in the interests of good arboricultural practice. This shall be demonstrated by the developer following the advice of a suitably qualified person which shall be guided by BS 5837 (2012). Details of any advice received having regard to BS 5837 (2012) shall be submitted, in writing, as part of a planning application; or
- b. Would enhance the survival and growth prospects of other protected trees;
- c. The benefits of the proposed development in a particular location outweigh the loss of trees or woodland, especially ancient woodland."

The application proposes to retain most of the 37 existing on-site trees but there will be some losses (7 to be removed) including a Eucalyptus (east of the position of the proposed house) and part of a group of Himalayan Birch (east of the proposed access road). However, the Tree Officer considers these to be of limited visual importance and therefore will not be a constraint to any development. The Tree Officer does note that there will be some incursion into the Root Protection Area of a Silver Birch (located north of the site of the proposed house) but whilst, unfortunate, is within acceptable limits. The Tree Officer does not raise any objections and it is considered that the proposal complies with ALP policy ENV DM4.

RESIDENTIAL AMENITY:

Policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy QE SP1 states: "The Council requires that 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". Regard should be had to para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users.

The proposed bungalow is single storey with no rooms or windows in the roof. Therefore, it is unlikely to result in any harm to neighbouring gardens by way of shading/light loss. The new dwelling will also be to the north of no. 10 and will therefore not take away light from this garden. In addition, the single storey nature means that all windows will be screened by the boundary treatments. A condition will be imposed to prevent any future roof development from being carried out under permitted development rights.

The access to the proposed dwelling will be between nos. 10 and 8 and its use by cars could therefore have an impact in terms of noise to the occupiers of these properties. However, no. 8 is protected by an

existing boundary and tree cover whilst a new boundary to the side with no. 10 will alleviate any noise to that dwelling. Furthermore, vehicles moving along this surface are likely to be doing so at low speeds and thus keep noise levels down. A condition will be imposed to control the details of the surfacing of the access road in order to avoid the kind of loose material that can sound crunchy when driven or walked across. It should also be noted that this is an existing access point and that the very start of it is already in use as part of an in/out driveway arrangement.

The proposal therefore complies with policies D DM1 and QE SP1 as well as the guidance on amenity within the NPPF (para. 127).

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 states: "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 internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the building is suitable for residential use.

The requirement for a single storey, 3 bedroom, 6 person dwelling is 95m² but the proposed dwelling far exceeds this standard (at 133m²).

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.

However, paragraph 127 of the NPPF does state 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 proposed house will have a private rear garden with a useable depth of 10m to the west and 11m to the north. Meanwhile, the existing dwelling (no. 10) will retain a garden of 16m in depth. It is therefore considered that the scheme provides a good standard of amenity for future occupiers. No. 12's garden is unaffected.

It is therefore considered that the proposal complies with Arun Local Plan policies D DM1 & D DM2 and the guidance on amenity within the NPPF.

CAR PARKING:

Arun Local Plan policy T SP1 states in respect of parking 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"

The Council currently uses the West Sussex Parking Demand Calculator which calculates the likely parking demand based on the location of the site, the number of spaces proposed and the size & tenure of the accommodation. This calculator suggests a demand of 2 spaces and therefore, the proposal is in accordance with the demand. In addition, it is considered that there is plenty of space for a cycle store

on the site.

The proposal is considered to provide sufficient parking and therefore complies with Arun Local Plan policy T SP1.

IMPACT ON THE PAGHAM HARBOUR SPECIAL PROTECTION AREA:

Policy ENV DM2 requires that new residential developments within 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 £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. The Councils Cabinet subsequently approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

The application site lies within the designated Zone B and accordingly it was necessary to apply this requirement. The net increase in 1 dwelling results in a contribution of £871 at the current rate and it is this that is secured by the signed legal agreement.

SUMMARY:

The proposed development is considered to represent an efficient use of an existing residential garden which is currently surplus to requirements. The proposed dwelling will not have any impact on the streetscene particularly as the access point is existing. As there is an existing access into the plot. The above assessment concludes that the proposal is acceptable in all respects and complies with all of the relevant development plan policies. It is therefore considered that this application should be approved subject to the conditions set out below and the signed S.106 legal agreement covering a financial contribution in respect of Pagham Harbour.

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 will be granted with a S106 legal agreement relating to a contribution of £871 towards the provision of accessible natural open green spaces to offset the impact of the development on the Pagham Harbour Special Protection Area.

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:

Dwg Sheet 2 "Site Plan" (Location and Proposed Block Plans);
Dwg Sheet 1 "Proposed Plans and Elevations";
Dwg RCo241-03 Rev 01 "No Dig Construction Typical Section"; and
Dwg RCo241-02 Rev 02 "Tree Protection Drawing".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies T SP1, QE SP1, D DM1 and ENV DM4 of the Arun Local Plan.

- 3 All activity at the site is to be carried out in strict accordance with the Arboricultural Impact Assessment and Method Statement by Ramsey & Co Landscape Architecture, dated 3rd September 2018 (Revision 01).

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.

- 4 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 (but after agreed vegetation clearance) a PRE-COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners - 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 Drawing, Dwg.no. RCo 241 / 02, Rev.02, dated 24th April 2018.

The No-dig construction must be as described and shown in the drawing No Dig Construction: Typical Section, dwg.no. RCo241/03, Rev.01, dated 22-01-19. Any significant deviation from this specification, especially with regard to the depth and manufacturer of the cellular confinement system must be submitted for prior approval by this authority.

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.

Reason: 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 protected prior to any commencement of building works.

- 5 No construction activities shall take place, other than between the hours of 8:00am - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, bank and public holidays.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policies QE SP1 and QE DM1.

- 6 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, details of the proposed hard surfacing to the new access road and parking areas. The approved hard landscaping shall be carried out prior to occupation of the dwelling and permanently retained thereafter.

Reason: In the interests of residential amenity and in respect of the minimisation of noise from vehicles using the hard surfaced areas in accordance with policy QE SP1 of the Arun Local Plan.

- 7 No development above damp proof course (DPC) level shall take place unless and until a colour 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 the character & appearance of the surroundings by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 8 No development above damp proof course (DPC) level shall take place until details of any new screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such agreed screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

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

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

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

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy T SP1 of the Arun Local Plan.

- 11 Before the buildings hereby permitted are occupied, a dustbin enclosure/collection point 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. The approved bin storage spaces shall thereafter be permanently retained in good working order.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policies QE SP1 and WM DM1.

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

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, 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 District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 13 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. 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.

- 14 Within six months of the implementation of the development, maximum visibility splays shall be provided at the site access onto Barrack Lane in accordance with a plan to be submitted to and approved by the planning authority. These splays shall thereafter permanently be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

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

- 15 Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work. Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010. Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

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.

- 16 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 alterations or extensions to the roof (including dormer windows of 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 and amenity of adjoining occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 17 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.

- 18 INFORMATIVE: This decision has been granted with a s106 legal agreement relating to a contribution of £871 towards the provision of accessible natural open green spaces to serve the Pagham area.