

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: AW/279/18/RES

LOCATION: 261 Aldwick Road
Aldwick
PO21 3QU

PROPOSAL: Application for approval of reserved matters following outline approval AW/43/18/OUT for the demolition of existing dwelling & erection of two pairs of semi detached houses & associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Reserved Matters application pursuant to AW/43/18/OUT. Approval of Layout, Landscaping, Scale and Appearance are sought. The drawings detail two pairs of two storey semi-detached dwellings with one pair on broadly the same building line as 259a and the second pair 19m to the south. All of the dwellings will have rear gardens of at least 10m in depth with bin & bike stores. A bin collection point is included on the access drive. Each dwelling would have two parking spaces with a further two unallocated visitor spaces. Although this is a reserved matters application, there are no details of landscaping, boundary treatments or bin/cycle stores and the details of these will need to be secured by planning conditions. The elevation drawings do indicate materials but are not specific as to exact colours/textures and therefore this will also need to be secured by a planning condition.
SITE AREA	0.15 hectares
RESIDENTIAL DEVELOPMENT DENSITY	26.7 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but approximately 0.3m above the level of Aldwick Road.
TREES	There is a small group of three significant trees within the front garden of 259a which overhang into the site. There are then a number of significant trees just outside (or on) the western boundary and these also overhang the site. The following are tree preservation orders trees which are either on the site or overhang the western site boundary: A Scots Pine (ref T492 of TPO/AW/41/10); A Black Poplar (ref T493 of TPO/AW/152/10); A Horse Chestnut (ref T494 of TPO/AW/152/10); and An English Oak (ref T495 of TPO/AW/152/10).

BOUNDARY TREATMENT	(1) Eastern boundary - mixed height timber fencing ranging from 1.7m at the northern end and 2.2m to the southern end); (2) Southern boundary - mixed height timber fencing ranging from 1.5m and 1.7m; (3) Western boundary - 1.8m high timber fencing; and (4) Northern boundary - 2-2.5m high hedging.
SITE CHARACTERISTICS	The site is occupied by a large detached two storey dwelling which is well set back from the road with twin accesses leading to a hard surfaced large parking area suitable for 5-6 cars. White render and part hanging tiles. Clay tile roof. Deep gardens to the rear with lots of landscaping, greenhouse and small shed.
CHARACTER OF LOCALITY	Attractive residential area. The site is located on a class B road which is lined by residential development comprising of large, detached dwellings on the southern side of the road set back behind mature landscaping. Predominantly two storeys albeit some with further rooms in the roof. The following was observed of adjoining properties: - 259a Aldwick Road - detached two storey dwelling with no western facing flank windows; - 3-7 Countisbury Close (to the east) - mix of 2 storey semi-detached dwellings with rear principal windows facing onto the site; - 24 & 26 West Avenue (to the south) - 2 storey detached dwellings with rear principal windows facing onto the site; and - Malmayne Court (to the west) - 2 storey flatted complex with east facing principal windows but set some distance from the boundary fence.

RELEVANT SITE HISTORY

AW/43/18/OUT	Outline application with some matters reserved for the demolition of existing dwelling & erection of two pairs of semi-detached houses & associated works.	App Cond with S106 03-09-18
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Outline planning permission with details of access was granted in September 2018. This decision included a Section 106 legal agreement to secure a contribution of £2,613 towards the Pagham Harbour Access Management Mitigation Measures.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No comments were received from the Parish Council. However, it is apparent from the published minutes of their 26th November 2018 meeting that a decision of "No Comment" was recorded.

4 letters of objection raising the following issues:

- (1) Loss of privacy;
- (2) Loss of light;
- (3) Increase in noise;
- (4) Devaluation of adjoining properties;
- (5) Damage to protected trees;
- (6) Disruption to flora & fauna - loss of wildlife habitat;
- (7) Two pairs of semi-detached buildings not suitable to this size of land - two dwellings would be plenty;
- (8) Disruption to adjoining properties during demolition of original house & new building works;
- (9) Impact on Aldwick Road, which is a busy road and on a bus route; and
- (10) Surrounding properties are privately owned - this is not a housing estate.

COMMENTS ON REPRESENTATIONS RECEIVED:

The following comments are made in response to the local resident objections:

- (1), (2) & (3) These will be discussed in the report's conclusions;
- (4) This is not a material planning consideration;
- (5) The impact on trees will be discussed in the report's conclusions;
- (6) The harm to existing wildlife is noted but it is not considered that this urban location would support habitat for protected species and it is not possible to assess the development against such species. A condition was imposed on the outline permission to ensure that any future lighting is bat friendly;
- (7) Noted however there is already a planning permission for the principle of 4 dwellings on this site (AW/43/18/OUT);
- (8) Any impacts during construction will be temporary in nature. Planning conditions will be imposed to require approval of the construction site setup, the provision of wheel washing facilities and to control the hours of construction.
- (9) Noted matters relating to the principle of 4 dwellings on this site and access to the site have already been agreed on application AW/43/18/OUT; and
- (10) This is not a material planning consideration and planning permission has already been granted for the principle of 4 dwellings on this site.

CONSULTATIONS

Arboriculturist
WSCC Strategic Planning
Engineering Services Manager
Engineers (Drainage)
Parks and Landscapes

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - Raise no objections and request that conditions be imposed to secure cycle parking, details of construction plant & materials, vehicle parking & turning and wheel washing. Make the following comments:

- No highways concerns were raised to the access arrangements as sought under AW/43/18/OUT, the application was subsequently approved;
- This application seeks approval of the matters reserved, Appearance, Landscaping, Layout & Scale;
- The proposed layout incorporates two hardstanding car parking spaces for each dwelling, with two additional unallocated car parking spaces for visitor/overflow parking;

- This quantum of car parking would be considered appropriate to meet the needs of a development of this size in this location; and
- The internal access ways are of a suitable geometry to allow residents to turn on site with the use of a multi-point manoeuvre.

ADC DRAINAGE ENGINEERS - Do not wish to raise any additional comments.

ADC LANDSCAPE OFFICER - No landscape consultation comment to add to the information submitted.

ADC TREE OFFICER - Originally objected to the scheme on the grounds of the limited detail given in respect of the proposed ground level alterations. It was considered that this is vital so that the Council can be certain that the affected trees will not suffer significant damage. Following receipt of further details on the 11th March, the Tree Officer now considers that the feasibility of no-dig solutions at three separate locations across the site has now been demonstrated and that the objection can therefore be lifted subject to imposition of conditions.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within the Built up Area Boundary;
Class B Road;
Tree Preservation Order; and
Pagham Harbour Zone B.

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
HDM1	H DM1 Housing mix
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
WSP1	W SP1 Water
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WDM1	WM DM1 Waste Management
LANDM1	LAN DM1 Protection of landscape character
ENVDM4	ENV DM4 Protection of trees

QESP1	QE SP1 Quality of the Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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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.

There is no Aldwick Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, on the health of existing notable trees and nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS**PRINCIPLE:**

The principle of two pairs of semi-detached houses (four dwellings) on this site has already been

established by virtue of the outline planning permission, reference AW/43/18/OUT which also approved the details of access. It is therefore only necessary to consider the outstanding details - those of layout, appearance, landscaping and scale. However, it should be noted that the layout shown is as per the indicative layout provided with the outline application.

LAYOUT, APPEARANCE AND SCALE:

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.

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". This policy would be relevant in terms of privacy, light loss and noise pollution.

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 and also that development must be visually attractive and sympathetic to local character and history.

The following development criteria within the Aldwick Parish Design Statement in respect of the Aldwick Road Character Area ('Area 13') are considered to be relevant to the application proposals:

- New or replacement buildings should be visually subservient and related to the existing building and not vary significantly in height or bulk from those nearby;
- When any development is undertaken existing separation of dwellings should be preserved to prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings;
- Materials matching the existing building should be used where appropriate;
- Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings. Any roof redesign should be sympathetic and in keeping with the character of existing properties;
- Existing pattern should be maintained e.g. setback and density;
- Existing boundary walls, trees and hedges should be preserved.
- Over development of the area by infilling and converting large properties into flats should be avoided; and
- The amenity trees, spaces and access ways should be retained trees lost to damage or disease should be replanted/replaced.

The proposed layout is considered to represent an acceptable density having regard to the size of the houses shown, the parking spaces, roads & circulation areas and the size of gardens. It is also considered that the density of the scheme (26.7 dwellings per hectare) is within a range set by that of other residential houses on surrounding streets as indicated below:

- 1-5 Countisbury Close (3 dwellings) - 50 dwellings per hectare (dph);
- 14-18 West Avenue (3 dwellings) - 50 dph;
- 24-26 West Avenue (2 dwellings) - 15.4 dph;
- 259 Aldwick Road (1 dwelling) - 11.1 dph; and
- 259a Aldwick Road (1 dwelling) - 25 dph.

The layout is also considered to be acceptable in respect of ensuring appropriate privacy distances. The Council would normally look for at least 20m in respect of back to back or front to back arrangements and a lesser distance would be appropriate for side to back. The layout achieves the following interface arrangements:

- 15m between the side of plot 2 and the side of 259 (with 259a in between);
- 21m between the side of plot 1 and the side of 20/21 Malmayne Court;
- 19m between the rears of plots 1/2 and the fronts of plots 3/4;
- 14m between the side of plot 4 and rear of 7 Countisbury Close;
- 13.5m between the side of plot 4 and rear of 5 Countisbury Close;
- 29m between the side of plot 3 and the rear of Malmayne Court;
- 23m between the rear of plot 4 and the rear of 26 West Avenue's conservatory; and
- 29m between the rear of plot 4 and rear of 24 West Avenue.

The distances to existing neighbouring properties are all considered to be acceptable and it should be noted that the only proposed flank windows are to bathrooms and a condition will be imposed to ensure that these are obscure glazed. Although there is less than 20m between the two pairs of dwellings, this is only marginally less than the 20m distance and is acceptable as purchasers will be aware of the distances before they occupy.

It is also considered that the new dwellings are far enough away from the existing properties so that there will be no harm from any shading caused when the sun is in the east, west or south. Plots 1/2 will be sited on a similar building line to that of the existing dwelling and as such there will be no impact on 259a. They are also some distance from the closest part of Malmayne Court which also has its parking area in the intervening space. The same is true of the relationship between Malmayne Court and plots 3/4. It is also noted that plots 3/4 are to be set in from their respective east/west boundaries by between 4 and 4.5m. There will be no harm to the dwellings to the south as the sun is never in the north.

In respect of noise disturbance, it is considered that cars travelling within the site will be doing so at low speeds thus reducing vehicle noise. It is acknowledged that some cars are noisier and more polluting than others (diesels for example) but with Government policy now to phase out such vehicles, it is likely that such instances will be the exception not the rule. Furthermore, if a bonded material is used for the driveways then this will also minimise noise disturbance. It is also considered that existing and proposed landscaping will reduce noise/pollution and finally regard is had to the fact that there is a car park area on the western side of the boundary between the majority of the site driveway and the private flats.

It is accepted that there would be an intensification of noise from people within the site over and above what might be expected from a single dwelling. However, such noise will be residential in nature and would not be out of character in a residential area and would not be at a level considered to result in harm to the living conditions of neighbours. It should be noted that no communal bin or cycle stores are shown and so noise from such stores will not be centred on a particular part of the site and will instead be spread out and will not occur at the same times. In any case, such noise is not unexpected in a residential area and it is not considered that this would be harmful to local residents. It should also be noted that a condition was imposed on the outline permission to control outdoor lighting.

Given the length of the access and the difference in levels between the road and site, it is not considered that the two new dwellings will be particularly visible in the streetscene and although they will be glimpsed from the road through the buildings to the west and east, their impact will be low and this could be further mitigated through landscaping. It is also not considered that the creation of two semi-detached houses on Aldwick Road would be out of character as there are other instances of such houses elsewhere on Aldwick Road such as to the east.

The dwellings are considered to be appropriate in appearance and scale. The materials listed on the elevation drawings are also broadly acceptable. It is noted that there are other instances of cladding, hanging tiles and red/orange bricks on surrounding roads. A condition will be imposed to remove permitted development rights for any alterations to the roofs in order to protect the privacy of adjoining properties.

There is considered to be some conflict with the development criteria within the Aldwick Parish Design Statement in respect of the intensification of the site and introduction of backland development. However, it is not considered that the proposals will result in harm to the character of the area or the streetscene. Furthermore, the Design Statement is only a material consideration to weigh up in the determination process against the policies of the development plan. The proposals are considered to be in accordance with the relevant development plan policies and the conflict with the Design Statement is not considered to outweigh the development plan in this instance.

LANDSCAPING:

Arun Local Plan policy LAN DM1 states that: "Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas." In addition, policy D DM1 requires developments to incorporate new tree planting and to improve upon character through landscaping.

The applicant has not supplied a landscaping scheme and the landscaping shown on the site layout plans is not considered to be sufficiently precise to enable the approval of matters of landscaping. Therefore, the only way to ensure compliance with the relevant policies is to impose a landscaping condition and allow the landscaping to be agreed with the Councils Landscape officer at a later date.

OTHER MATTERS:

Impact on Trees -

Arun Local Plan policy ENV DM4 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".

The Councils Tree Officer originally objected to the scheme on the grounds of the limited detail given in respect of the proposed ground level alterations. This is considered to be vital so that the Council can be certain that the affected trees (some of which are protected by TPO) will not suffer significant damage.

In response, the applicant provided the following additional details: - Section Lines/Existing Levels, Sections Through No-Dig Construction and a No-Dig Construction Indicative Section/Detail. As such, the Tree Officer was able to remove the objection and considers that all arboricultural matters are in principle resolved such that there is an adequate plan in place.

The proposal is therefore in accordance with policy ENV DNM4 having secured the support of the Councils expert on trees and their protection.

Parking Provision -

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 9 spaces whilst it is proposed to provide 10 spaces. Therefore, the proposal exceeds the likely demand. In addition, it is noted that cycle stores are shown on the layout for each dwelling. The proposal is considered to provide sufficient parking and therefore complies with Arun Local Plan policy T SP1 in respect of parking..

Road Layout -

Arun Local Plan policy T SP1 states that proposals must 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;
- (iv) incorporate facilities for charging electric and plug-in hybrid vehicles (where charging facilities are to be omitted from the development, evidence of market demand and viability must be provided); and
- (v) consider the needs of people with disabilities by all modes of transport.

In respect of criteria (i), a query was raised at the outline application stage as regards of access to the site by larger vehicles and whether these would be able to turn on site and so exit in a forward gear. However, Highways have not raised this matter on this reserved matters scheme and the Councils cleansing manager did not provide any advice at the outline stage. Notwithstanding, it is not considered that a refuse vehicle would need to access the site and could collect refuse in the same way as it does for the existing property (from the roadside). The scheme includes a bin collection point which will be only 16m from the edge of the road so refuse collection staff will not need to go into the site to collect the bins for plots 3 & 4.

WSCC Highways have assessed the proposed layout and raise no concerns. They consider that the internal access ways are of a suitable geometry to allow residents to turn on site with the use of a multi-point manoeuvre. There is therefore no conflict with policy T SP1 in respect of road layout

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 plots 1/2 is 102m² whilst that for plots 3 & 4 is 115m². This difference is due to the size of bedrooms. The proposed floor areas far exceed this with all dwellings having a floor area of 137m².

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 houses will all have private rear gardens with a useable depth of at least 10m. It is therefore considered that the scheme provides a good standard of amenity for future occupiers.

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.

SUMMARY:

This report has demonstrated that despite the objections, there are no issues with the proposals and that the scheme is in accordance with the policies of the development plan. It is therefore recommended that the planning permission be granted subject to the following additional conditions alongside those conditions already imposed on AW/43/18/OUT. It should be noted that two of the conditions are repeats of those imposed on the outline but it has been necessary to reimpose them due to the amendments to the tree protection scheme. The recommendation does also include three pre-commencement conditions but these have been agreed in writing with the applicant.

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 approved shall be carried out in accordance with the following approved plans:

Location Plan 1060/DPA101 Rev 01;
 Proposed Block Plan 1060/DPA102 Rev 01;
 Proposed Context Plan 1060/DPA103 Rev 01;
 Proposed Site Plan 1060/DPA104 Rev 01;
 Plots 1 & 2 Floorplans 1060/DPA105 Rev 01;
 Plots 1 & 2 Elevations Sheet 1 of 2 1060/DPA106 Rev 01;
 Plots 1 & 2 Elevations Sheet 2 of 2 1060/DPA107 Rev 01;
 Plots 3 & 4 Floorplans 1060/DPA108 Rev 01;
 Plots 3 & 4 Elevations Sheet 1 of 2 1060/DPA109 Rev 01; and
 Plots 3 & 4 Elevations Sheet 2 of 2 1060/DPA110 Rev 01.

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

- 2 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.

- 3 The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment Report and Method Statement (ref: LLD1425-ARB-REP-001, Rev 02) and the Tree Retention and Protection Plan (LLD1425-ARB-DWG-002, Rev 02) by Lizard Landscape Design Ltd. This condition supersedes condition 4 on the outline permission ref AW/43/18/OUT.

Reasons: To comply with BS5837 and Arun Local Plan policy ENV DM4 and 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 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 will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan ref: LLD1425-ARB-DWG-002, Rev 02, 21.06.18.

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

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.

This condition supersedes condition 5 on the outline permission ref AW/43/18/OUT.

Reasons: To comply with BS5837 and with Arun Local Plan policy ENV DM4 and 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 the protection of the protected and otherwise significant trees prior to any change to the surface of the site.

- 5 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic

- 6 No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the wheel washing facility agreed prior to access by construction traffic

- 7 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials & finishes (to include colour images) to be used for external walls (and roofs) of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and D SP1 of the Arun Local Plan.

- 8 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development,

whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

- 9 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 dwellings 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.

- 10 Before the buildings hereby permitted are occupied, dustbin enclosure and collection points 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.

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

- 12 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 submitted to and approved by the Local Planning Authority. Such approved spaces shall thereafter be retained in good working condition.

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.

- 13 Prior to occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval 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 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.

- 14 The new dwellings 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 dwellings 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.

- 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 alterations or extensions to the roofs (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.

- 16 The first floor bathroom windows on the western and eastern elevations of plots 1-4 shall at all times be glazed with obscured glass and fixed to be permanently top vent opening only.

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

- 17 The first floor en-suite windows on the southern elevation of plots 1 & 2 shall at all times be glazed with obscured glass and fixed shut up to 1.7m from the floor level.

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

- 18 Where whole tree branches are to be removed and final cuts made close to the trunk or branch union of the tree, they are to be made as shown in Figure 2 of BS3998:2010. Where tree 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: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice and with Arun Local Plan policy ENV DM4.

- 19 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.