Recommendation Report for Planning Permission

REF NO: **AW/80/12/**

LOCATION: 28 Kingsway
Craigweil

PROPOSAL: New 4 bedroom detached dwelling with integral garage & new front boundary treatment, demolition of existing single garage - Resubmission of AW/317/11

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to construct a new dwelling in the side garden area adjacent to Brus Lodge. This is a resubmission following application AW/317/11 which was refused because of its size and scale and the effect on the Conservation Area.
SITE AREA	0.07 hectares
RESIDENTIAL DEVELOPMENT DEN	14 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing to front, five bar gate. Fencing to sides.
SITE CHARACTERISTICS	Land to the side of large detached dwelling that has extensive grounds. Within the curtilage is a detached swimming pool. Surrounding properties are of a variety of styles, sizes and types with no overall architectural style being dominant. The area is however characterised by large detached properties set within spacious plots. The application site itself currently comprises garden and is accessed via a dropped kerb that permits vehicular entry to the single detached pitched roof garage.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT SITE HISTORY

AW/317/11/	New 1 No 3 bedroom detached chalet bungalow with integral garage and new boundary wall; removal of hedge tree and bushes	Refused 21-02-2012
BR/298/49/I	Outline for detached dwelling	Refused 29-05-1961

BR/115/66	Fell trees	Approve
		02-12-1966

It should be noted in addition to the history outlined above that outline planning permission was granted by the Bognor Regis Urban District Council in December 1967 for a detached dwelling abd garage on this same site. The details are as follows:

BR/185/51/720/67 - Outline Application for detached dwelling anda garage.
Apprived with conditions.

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Aldwick Parish Council:

No objection to amended plans.

Craigweil House and Its Environs Conservation Area Association:

3 letters of objection (one duplication without photos)

The site is the last remaining original open space. The land was originally the rear of Little Fellows. Brus Lodge and White House are on the Local List. The site is comprises a number of trees and shrubs and is the last piece of land of the forest area of Craigweil House C1930. The site makes a positive contribution to the Conservation Area and original concept of the Estate designed by Sir Arthur Du Cros and Joshua Auty. The trees on the site should be preserved. The garage is an original part of Little Fellows and should be placed on the Local List. The access does not mean it is a development site, but an original access for Little Fellows. Brus Lodge is a large property and should have a large space around it. Dispute that the fencing does not contribute to the Conservation Area. The design does not make a positive contribution to the area, and is bog standard. Question the ecology report as it states there are no trace of bats. However they would not be during the hibernation period. Allegation of over familiarisation and secret negotiations, new plans should be re-advertised.

Comment on amended plans - Brus Lodge, which is the largest house and the White House were both built before 1939, this new dwelling is being wedged in between properties on the Local List. It is an example of garden grabbing. The White House is heavily populated with trees on the side boundary and the group of trees is a valuable feature. Little Fellows remains mainly intact and has not been demolished as stated in the design and access statement. The remaining garage should be spot listed. The dropped curb to the garage does not make an "access" to a new site and the Company running the estate have confirmed that they have no existing access consent. Question the status of Area of Special Character and Conservation Area. The space between buildings is important. The current fencing does not cause any harm. The new dwelling would adversely affect the setting of the Conservation Area.

Craigweil Private Estate Ltd:

Objection - same objections as for the previous application. The issue of street parking remains a large concern as this site is on a corner that already suffers from being dangerous when cars are parked on the road and not on residents drives and we would not wish to add

to this danger with more cars. Also concerned at squeezing yet another property into this area against the feeling of openness that the estate was originally designed to create and also the extra drainage that pressure of another property. Trees and foliage would need to be removed in order to shoe horn this new property in. The estate was created to be a woodland estate and trees and green areas should be retained. Agree with the points raised by the Historic Buildings Advisor and Conservation Officer.

13 Letters of Objection:

Objections remain as per AW/317/11, the house is too large for the site and covers the whole frontage. More greenery is required. Trees should be protected. The 2 storey house which directly overlook neighbours therefore will result in loss of privacy. An article 4 direction prevents the hard surfacing of front gardens and verges. There is a requirement to preserve and enhance the Character of the Conservation Area. The garage is all that remains of the rear entrance of Little Fellows which is one of the original houses on the estate which was designed in the 1930s. This is an example of garden grabbing. All established foliage will be removed. The design of the house neither preserves nor enhances the street scene/Conservation Area. It is a congested space on a bend and is forced in between 2 properties, any further development can only exacerbate the congestion. The substitute plans do not overcome original objections. The copse is being lost to an evergreen hedge. The application has changed from an oversized chalet to an oversized house. It appears that the agent has been in contact with the Local Planning Authority to "agree" the new design, surely this is against the rules. Why are mature trees being removed to be replaced with new trees. Craigweil Private Estates Limited appear to have given permission for this which would appear premature. This corner of Kingsway operates with several business people such as chimney sweeps, builders and pier owners and this should not happen. Houses either side are on the Local List and to squeeze the dwelling between these is incongruous. Time has been spent on amendments with no additional costs being raised. The application fails the requirements of the Area of Special Character and Conservation Area with regard to positive contribution and space between buildings. The garage as part of the original estate should be retained. Garden grabbing should not be permitted. The removal of mature trees and shrubs should not be permitted. The site is small in comparison to the large plot of the existing dwelling.

Comments on Representations received:

Comments are noted. It is not considered that the trees on site present a significant visual amenities and this is also true for the timber close boarded fencing. The site is not considered to be an example of garden grabbing as it has sufficient frontage to fit the character of the area, providing sufficient space on the side boundaries. The proposed dwelling is considered to be contained adequately within the plot without detriment to visual amenity or any excessive harm to the character of the area.

The original design was considered to be unsatisfactory for the Conservation Area so negotiations with the agent have resulted in design which Officers consider to be of an acceptable nature, which has been re-advertised in accordance with legislation and Council procedures. Negotiations between parties during the course of a planning application is normal practice, and the final substitute plans are then re-advertised for the public to comment on as was the case with this application.

It is not considered the proposal is unneighbourly as there is sufficient distance between properties and there is therefore no unacceptable impact on neighbouring amenity in terms of overlooking or loss of light.

The estate was originally part of the woodland surrounding Craigweil House, however, this has long since been built on as the estate has developed over time. The trees and shrubbery being removed are of limited public amenity due to the quality of the specimens (which is considered to be poor). Furthermore, new planting is proposed.

Engineers have raised no objections concerning drainage. The site has an existing access and therefore is unlikely to result in traffic congestion. Any permissions given by the Private Estate are outside of the controls of this Authority and are a private matter. If any business activities are taking place from the estate that are causing neighbour nuisance, these should be reported separately to the enforcement section and can be investigated.

Given the amount of parking that will remain for the existing property (a substantial amount) there would be no reasonable justification for insisting on the retention of the garage.

It is normal planning practice to discuss amendments with applicants during the process of an application and would not attract any additional fees.

The trees on the site are not worthy of a Tree Preservation Order and replacement planting is proposed that would enhance the Conservation Area. The varying plot sizes accords with the original estate plan. It is agreed that the space between buildings is important, and the proposal does maintain space around the building. It is considered that the timber fencing and overgrown hedging does not make a positive contribution to the Conservation Area and that the proposed dwelling would. The status of the area is a Conservation which has greater protection than an Area of Special Character.

CONSULTATIONS

Engineering Services Manager
Conservation Area Advisory Com
Conservation Officer

Consultations responses received:

Historic Buildings Advisor:

The Craigweil Estate was designated a Conservation Area in 2009. It is characterised as a laid out estate consisting of detached housing set within tree lined street-scapes. The Conservation Statement recognises that the estate still bears the sense of being laid out as one unified place. The original houses occupy relatively large sites in an Arcadian setting with distinct individual designs. The existing building and the White House are both on the Local List of Buildings of Character. The character of the estate is low density. Therefore the setting is important. The proposal is problematic in that any development will generally harm its spatial character. Therefore any infil cannot be viewed as an acceptable precedent or a justification for further density. Any new building should be of exceptional design quality and ought to enhance the Heritage Asset. Significant concerns regarding the design which does not reflect properly the house type 3 as identified as a potential model. Particularly the front gable which appears squat and modern. This is compounded by the timber treatment, the tie beam is too high and disappears into the eaves whilst the structure above does not correspond with the gable. Further the garage encroaches onto the front elevations and compressed against the house. Similarly the roof form over the utility room. The flat roof does not work, a pitched roof is required to follow this model 3.

Following the substitute plans drawing 11-848-101 the design of the proposed dwelling has improved sufficiently to be permitted. The scheme could further be improved by a higher ridge

level and steeper roof pitches. However, maintain an in principle objection based on the dwelling being contrary to the spatial character of the Conservation Area as described in the Conservation Area Statement of 2009.

Conservation Officer:

The site is part of an historic asset within the Conservation Area. Design must make a positive contribution. The design would be detrimental to the Conservation Area. The garage door on the west elevation would be detrimental to the street scene. The hard standing occupies a large area of the front garden. The internal stairs result in a complicated roof form, as do several windows partly in the roof.

The boundary treatment forms a dominant feature within the street scene. The proposal will remove the fence and some vegetation and replace with a brick wall which is potentially hard edged. The boundary treatment should be discreet. The plot is bound by 2 properties on the Local List and the proposal could have a detrimental impact on the setting of these assets. The principle should be to protect and preserve the Conservation Area, it is considered that the proposal neither protects nor enhances the Conservation Area.

With regard to the amended plans, the proposed dwelling is an improvement from the previous versions considered as part of this application. There are still concerns regarding the impact that the proposal will have on the various heritage assets in the locality.

Conservation Area Advisory Committee:

Objection. Consider the style of the building it is not appropriate within the area. Suggest draw on Auty's original designs for inspiration - off the peg design is totally inappropriate.

District Engineers:

This new submission has a smaller footprint than the previous submission. This will result in less demand for the surface water disposal and should be easier to dispose of the surface water adequately than the previous scheme.

Comments on Consultation responses:

Comments noted. Negotiations have taken place with the agent which resulted in substitute plans being submitted. It is considered that these plans have overcome the previous objections. It is considered that the current fencing and overgrown hedgerow does not contribute positively to the Conservation Area and that the proposed new dwelling is in keeping with the ethos of the estate in balancing smaller and larger properties. The new dwelling will include a landscaping scheme which could enhance the Arcadian environment move effectively than currently.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary
Within a Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN12	Parking in New Development
	GEN7	The Form of New Development

AREA2 Conservation Areas

PLANNING POLICY GUIDANCE

NPPF National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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, 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.

EMERGING LOCAL PLAN:

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight should be given to its policies in terms of the decision making process at this stage. The Policies within the Emerging Local Plan that are considered to be relevant to this application are as follows:

SP13 - Design.
DM14 - Aspects of Form and Design Quality
DM16 - External Space Standards
SP22 - The Historic Environment
DM31 - Conservation Areas

CONCLUSIONS

PRINCIPLE:

The site lies within the built up area boundary, and generally, subject to compliance with all relevant development control planning policies there are no fundamental 'in principle' objections to the erection of an additional property. This site is however within the Craigweil House Conservation Area therefore any development must compliment and where necessary enhance the character and appearance of the Conservation Area.

The issues that this application raises are:

* Whether or not the proposal is appropriate in the Conservation Area
* Design and appearance
* Impact on neighbouring properties
* Landscaping and ecology
* Highway and other technical issues
* Affordable housing.

IMPACT ON, AND APPROPRIATENESS OF THE DEVELOPMENT IN TERMS OF THE CONSERVATION AREA:

The Planning Policy background, in particular the National Planning Policy Framework (Paragraph 126) seeks the desirability of sustaining and enhancing of heritage assets and that new development should make a positive contribution to local character and distinctiveness, by drawing on the contribution made to local character and distinctiveness.

Local Plan Policy AREA2 requires that development preserves or enhances the appearance and setting of a Conservation Area, and emerging Policy SP22 repeats this requirement. Emerging Policy DM31, amongst other matters requires that new buildings acknowledge the character of their environment (spaces between buildings is specified in this respect) and that they retain or emphasise the qualities of the surroundings.

In terms of the character of the area, this is low density with spaces between the buildings being a key factor. Houses vary in size, and the overall character of the estate was aesthetically based on Arts and Crafts and Tudor style properties. Some modern development has taken place however the traditional architecture and spacious character of the surroundings have been retained throughout.

At present, the front aspect of this portion of the site contains a garage and landscaping. The boundary with Kingsway is marked with close boarded fencing, which is not considered to make a positive contribution to the street scene or Conservation Area. To the side of the existing house is a green area with several small trees on the site, however none of these are worthy of a Tree Preservation Order.

Conservation and Historic Buildings Officers have commented on the application and have advised that they consider the character of the area to be that of large properties in spacious plots, and this site in particular is considered to form an important part of the fabric of the Conservation Area. In principle they do not support this application.

It is however the view of Officers that the character of the surrounding area is mixed, and whilst there are a number of large detached properties in very spacious plots there are also many examples of properties in less substantive plots (but which retain appropriate separation from their neighbours and retain the spacious character of the area). It should be noted that Conservation Officers raise no concerns to the physical detail and design of the proposed property (which has been revised with negotiation with the applicant). It is therefore considered that on balance, this proposal is of an acceptable form of design and will not give rise to a feature that would be alien to, or detrimental to the character and appearance of the Conservation Area. Indeed, Officers are of the view that the removal of the existing fencing and the insertion of a dwelling of acceptable

design and appearance would make a positive contribution to the Conservation Area. Although granted permission many years ago, permission has been issued on this very site for an additional dwelling (granted in 1967). It is acknowledged that there have been many changes in planning policy (and indeed the designation of the Conservation Area) since that time, however it remains a material consideration in the determination of the application.

The proposal will replace a garage with a detached two-storey house which is designed in the house style of Arts and Crafts and is of a Mock Tudor style. The dwelling therefore is in accordance with the concepts of the Conservation Area and it draws on the local character and distinctiveness of the area in accordance with national, local and emerging policies.

DESIGN AND APPEARANCE:

As stated above, the proposal is to be sited in the current garden space between two dwellings on which currently is a single storey garage.

The proposed dwelling is of a more modest size, which similar to 31A The Drive and sits adjacent to Brus Lodge (itself a large dwelling) and 24 Kingsway (which is of a comparable scale to the application dwelling). It is therefore considered that the proposal respects the character of the surrounding area and will fit appropriately within the street-scene.

Aesthetically, as stated above the proposal has been designed to pay regard to the character of the Conservation Area and as such the design itself is not the subject of any objection. The aesthetic appearance is considered to be acceptable, and subject to the use of satisfactory materials (which can be controlled by condition) will give rise to an acceptable appearance.

IMPACT ON NEIGHBOURING PROPERTIES:

The siting of the property is such that it is positioned far enough away from direct neighbouring dwellings so that the impact on the provision of light to those properties is minimal. Additionally, it is not considered that overshadowing is likely to take place to any excessive or significant degree.

This proposal is positioned so that overlooking to any neighbouring proerty will be minimal. Side windows are proposed in the eastern elevation, which may add to overlooking from those on the first floor. Consequently a condition regarding obscure glazing is recommended to ensure that such impacts are mitigated.

LANDSCAPING AND ECOLOGY:

The existing site is quite heavily landscaped however as stated above the front perimeter with Kingsway is marked with close boarded fencing. The existing trees within the site are not considered to be of a quality that would warrant a Tree Preservation Order being applied. The submitted drawings indicate that additional landscaping will be provided to soften the appearance of the new property, and it is considered that a condition requiring a full landscaping scheme will ensure sufficient and appropriate planting will take place. The driveway will be quite extensive, so it is recommended that a condition be added relating to the surfacing materials will ensure that the choice of materials is controlled so that the development will positively enhance the character of the conservation area.

A bat survey was undertaken on the garage in March 2012. Signs searched for included urine staining, scratch marks, droppings and lifted ridge tiles using a high powered torch to illuminate dark areas and an endoscope. No signs of bat activity were detected in the garage or garden area. The area was also not considered to of value to protected species other than nesting birds. Enhanced measures have been proposed such as providing a bird box on site and having a bat worker available during the demolition of the garage.

HIGHWAY AND OTHER TECHNICAL ISSUES:

The site has an existing access point serving the garage, therefore there are no proposed alterations to the access proposed. Sufficient off-street car parking is provided for the proposed dwelling, and the existing property (No. 28) retains ample off-street parking in spite of the loss of the garage.

In terms of draingage, the Council's Drainage Engineer is satisfied with the proposal and has raised no objections.

AFFORDABLE HOUSING:

An Interim Affordable Housing Policy was approved by Full Council on 18th August 2010. The policy states that for developments of 1-14 an affordable housing provision of 15% will be sought across the district. Therefore as the proposal is for a new dwelling contributions will be required to the sum of £10,345.00 which can be secured via the completion of an appropriate Section 106 Legal Agreement.

SUMMARY:

The proposal is considered to respect the character and appearance of the Conservation Area, is of an appropriate design, will not give rise to any undue impacts on neighbouring properties nor does it raise any fundamental technical objections in terms of highway safety. Subject to the completion of a Section 106 Legal Agreement the proposal is considered acceptable.

The application is therefore recommended for APPROVAL subject to the following conditions and signing of the Section 106 Legal Agreement in respect of the Affordable Housing contribution.

HUMAN RIGHTS ACT

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) 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 none of the following impacts (negative, Neutral or positive) 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).

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

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 11-848-101, rev C,

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed house and garage 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 by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

4 The first floor windows on the Eastern elevation of the building shall at all times/be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the side walls (Western and Eastern elevations) of the building without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with

policies GEN7, DEV19 of the Arun District Local Plan.

6 Notwithstanding the provisions Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or of any subsequent Order revoking or re-enacting that order), the building shall not be altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: (a) To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

Reason: (b) In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policy GEN7 of the Arun District Local Plan.

8 Development shall not commence until a surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details. Winter groundwater monitoring to establish highest winter ground water levels and Percolation testing to BRE 365 or similar approved will be required to support design of any Infiltration drainage.

Reason: To ensure that the development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

9 No development 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 GEN7 of the Arun District Local Plan.

10 No development, demolition or alterations to garage shall take place until details

indicating how suitable provision will be made for a licenced bat worker to carry out a supervised search for any for bats habitats have been submitted to and approved by the Local Planning Authority. If any bat activity is then detected, provision must be made on site for bat boxes. A detailed plan showing the proposed location of the boxes must be submitted to and approved by the Local Planning Authority. The boxes shall be installed prior to the occupation of the property and shall be retained in perpetuity unless the Local Planning Authority gives its written consent to any variation.

Reason: To safeguard the ecology of the area, and in the interests of bats/owls to ensure that a habitat remains for them during and after development in accordance with policy DEV2 of the Arun District Local Plan.

11 The use of any land for car parking shall not be commenced until details of the surfacing materials for the proposed driveway has been submitted to and approved by the Local Planning Authority and the land has been laid out, surfaced and drained in accordance with these plans and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.

12 The building shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

13 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN9, GEN12, AREA 2

NATIONAL PLANNING POLICY FRAMEWORK

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.