REPORT UPDATE

Application No: A/155/17/OUT

Reason for the Update / Changes

Reason for Update/Changes:
Report amendment.

Delete paragraph on LISTED BUILDING in conclusions section and replace it with:

'Avenals farm building lies to the south east of the application site and is a Grade II Listed Building. According to Historic England Grade II Listed Buildings are buildings "of special interest, warranting every effort to preserve them." This is considered to be the significance of this heritage asset as per paragraph 129 of the NPPF. Paragraph 129 then requires that an assessment is made of the impact that a proposed development has on a recognised heritage asset, in this case its setting.

The objection from the heritage officer is noted. However, it is considered that the high boundary screening, single storey nature of the proposal combined with a distance of 30m away from the Listed Avenals farm building will mean that the proposed 3 units will not have a substantial and unacceptable impact on the setting of the Listed Building. It would therefore result in less than substantial harm to the heritage asset.

The National Planning Policy Framework in paragraph 134 states that where, after assessment, the impact on the heritage asset is considered to be less than substantial this harm is weighed against the public benefits of the proposal. In this case the proposal is considered to be of public benefit as it makes a positive contribution to the Districts existing and significant shortfall of housing supply.

Therefore, when following the advice in the NPPF, the impact on the setting on Avenals Farm, a Grade II Listed Building, is considered to be acceptable.'

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Outline Consent

REF NO: A/155/17/OUT

LOCATION: Avenals Barn
Water Lane
Angmering
BN16 4EP

PROPOSAL: Outline application with some mattters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is to use the land and surrounding curtilage of a redundant tennis court to erect a U shaped stable style courtyard of 3 x 2 bed dwellings. The units are proposed to be for rental use and to be managed from the adjacent, applicant owned, property. The courtyard area will be laid in gravel and have space for at least 6 parking spaces. Each of the 3 units will have its own dedicated garden with the provision of shed for bike storage.
SITE AREA	0.20 hectares
RESIDENTIAL DEVELOPMENT DENSITY	15 dwellings per hectare
TOPOGRAPHY	Downward slope running from south to north.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 3m plus high flint and blockwork walling with additional screening supplied by dense arrangement of mature trees, hedging and shrubbery around the site boundary.
SITE CHARACTERISTICS	The site is occupied by a barn that has been converted into a residential dwelling. There is an extension to the western elevation which also forms part of the conversion. To the east was a former storage barn which is attached to the main dwelling by way of an overhanging roof and now benefits from permission for additional living accommodation. There are further detached buildings on site used for storage and as garages. All the main buildings are flint walled with red brick quoins and window dressings and slate roofs. The curtilage benefits from a tennis court area and surrounding curtilage which is proposed to be used for the purposes of this application.
CHARACTER OF LOCALITY	The site is located outside of the built-up area and is set back from the highway, accessed by a private track. The character of the locality is predominantly rural. Avenals Farm is a Grade II Listed Building and is situated approximately 30m to the north-east of the application site where planning permission is being sought under reference A/75/17/PL for the construction of 4 dwellings. Furthermore on land to the east and west of the application site up to 175 dwellings are proposed under reference A/99/17/OUT. If approved these developments will alter the existing mainly rural outlook of the area.

RELEVANT SITE HISTORY

A/90/13/	Proposed barn conversion ancillary to main dwelling	ApproveConditionally 05-09-13

A/54/92	Construction of tennis court	Approve 01-07-92
A/12/92	Construction of conservatory and greenhouse/potting shed	Approve 07-04-92
A/67/87	Proposed use of barn as a craft workshop producing hand-made pine furniture and associated crafts	ApproveConditionally 29-06-87

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Objection:
1) that the subject site is outside of the built-up area boundary and the application does not comply with Neighbourhood Plan policy HD1;
2) the proposed highway access does not provide sufficient visibility splays
3) there is general concern about flood risk in the area.

No letters of representation received from surrounding occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments from the Parish Council are noted and will be considered in the conclusions section to this report.

CONSULTATIONS

WSCC Strategic Planning

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WSCC Strategic Planning
- No highway objections subject to conditions.

WSCC Strategic Planning
- No highway objections subject to conditions.

Arun DC Conservation Officer

Objections to the proposal on heritage grounds.

COMMENTS ON CONSULTATION RESPONSES:

The objection from the heritage officer is noted. However, she recognises that there is considerable development pressure on the area which, if approved, would make her comments redundant. Also it is considered that the high boundary screening, single storey nature of the proposal combined with a distance of 30m away from the Listed Avenals farm building will mean that the proposed 3 units will not have an unacceptable impact on the setting of the Listed Building.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary.

DEVELOPMENT PLAN POLICES

Arun District Local Plan (2003):

GEN12 Parking in New Development
GEN2 Built-up Area Boundary
GEN26 Water Quality
GEN3 Protection of the Countryside
GEN33 Light Pollution
GEN5 Provision of New Residential Development
GEN7 The Form of New Development
GEN9 Foul and Surface Water Drainage

Publication Version of the Local Plan (October 2014):

C SP1 Countryside
D DM1 Aspects of Form and Design Quality
D SP1 Design
ECC SP1 Adapting to Climate Change
HER DM1 Listed Buildings
HER SP1 The Historic Environment
QE DM2 Light Pollution
SD SP1 Sustainable Development
SD SP2 Built -Up Area Boundary
W DM1 Water Supply & Quality
W DM3 Sustainable Urban Drainage Systems
WM DM1 Waste Management
W SP1 Water

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary
Angmering Neighbourhood Plan 2014 POLICY HD2 Parish Housing Allocation
Angmering Neighbourhood Plan 2014 POLICY HD4 Materials
Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form
Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD7 Housing Density

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

Angmering Neighbourhood Plan 2014 POLICY TM1 Local Highways

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

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

The Main Modifications to the Arun Local Plan (2011-2031) were published for Public Consultation purposes over a six week period starting on Friday 12 January 2018 and until 5pm on Friday 23 February 2018.

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The Angmering Neighbourhood Plan has been made and the relevant policies have been considered in the determination of this application.

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 not considered to comply with relevant Development Plan policies in that it is not considered to be consistent with policies in the Neighbourhood Plan and the Arun Local Plan 2003 since the site is not within the built up area.

However, the proposal is considered to be sustainable development and 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 or the nearby Listed Building. The reasons why the proposed development ought to be permitted are set out in the conclusions section of this report.

OTHER MATERIAL CONSIDERATIONS

It is however considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background. These are set out in the conclusions section of this report.

CONCLUSIONS

PRINCIPLE
The application site falls within the parish of Angmering and as such the development plan for the determination of this application will comprise of the Arun District Local Plan (2003) and Angmering Neighbourhood Plan (2015).

Arun District Local Plan 2003 (ADLP):

The key policy considerations in the determination of this application are considered to be GEN2, GEN3 and GEN5 of the Arun Local Plan (ALP). The application site is situated outside of the built up area boundary (BUAB) as specified by policy GEN2. Policy GEN2 will not permit development situated outside of the BUAB unless it is consistent with other ALP policies. Policy GEN3 of the ALP seeks to protect the countryside for its own sake and as such exerts strict control over development situated outside of the BUAB. Due to the sites location outside of the BUAB development in this location would be in conflict with policies GEN2 and GEN3 of the Arun District Local Plan.

Policy GEN5 of the ALP relates to the provision of new development within the Arun District, making provision for 8,700 new dwellings during the ALP period of 1996-2011. The application site is not identified within policy GEN5 and as such the proposed development is deemed to conflict with policy

GEN5 of the ALP.

Angmering Neighbourhood Plan (2015):

The Angmering Neighbourhood Plan (ANP) was made on the 11th March 2015 on the basis of the saved policies in the ADLP and the draft policies of the emerging Arun District Local Plan 2014 (eADLP).

The key policy considerations within the ANP are deemed to be HD1 and HD2. Policy HD1 identifies the BUAB for Angmering and states that development within the BUAB will generally be permitted.

Policy HD1 also modifies the BUAB of Angmering incorporating an additional 1.47 hectare of land on Mayflower Way. Policy HD2 sets housing allocations within the neighbourhood plan area of Angmering and does not identify the application site.

Therefore, the proposed development by virtue of its location is considered to conflict with policies HD1 and HD2.

Planning Balance:

For the reasons given above, the application is not considered to accord with ADLP Policies GEN2, GEN3 and GEN5 and Policies HD1 and HD2 of the ANP. The following sets out whether there are any material considerations which indicate that the proposal should be determined other than in accordance with the development plan.

The 2003 Local Plan predates the NPPF and the requirement to establish the full objectively assessed housing need and only made housing provision to 2011. Policy GEN3, in protecting the countryside for its own sake, is inconsistent with the approach in the NPPF which is to protect valued landscape. This policy is inconsistent with the NPPF and being inconsistent with the NPPF are out of date.

Policy GEN 2 is clear that the boundaries of the built up area were defined 'for the purposes of the West Sussex Structure Plan and this District Local Plan'. The built-up areas were drawn for the purposes of defining the extent of the built up areas and countryside. This was done with the background of the required number of dwellings for the plan making period being provided within the built-up areas or on allocated sites (up to 2011). Therefore this policy is out-of-date as it does not relate to the development needs after 2011.

A written Ministerial Statement was published on the 13th December 2016 which stated that;

"relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

· this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
· the neighbourhood plan allocates sites for housing; and
· the local planning authority can demonstrate a three-year supply of deliverable housing sites.

The statement applies to decisions made on planning applications and appeals from the date it was laid."

The Council are currently only able to demonstrate a 2.09 year HLS and as such the policies relating to the supply of housing in Neighbourhood Plans must be considered 'out-of-date' in accordance paragraph 49 of the NPPF and in accordance with the written ministerial statement (published 13th December

2016). Because of the current HLS position and the fact that the Neighbourhood Plan policies were based on out of date housing needs, policy HD2 of the ANP are out of date in the determination of this application and as such reduced weight can be attributed to this policy.

The proposed development is in conflict with policy HD1 of the ANP. However, the ANP was prepared on the basis of the OAN identified within the Publication Version of the eALP (2015). Therefore, given the significant revision of this figure which has taken place it is considered that only limited weight can be attributed to policy HD1 of the ANP.

Currently the Council is unable to demonstrate a 5-year housing land supply as required by paragraph 49 of the NPPF. The primary purpose of paragraph 49 is to act as a trigger to the operation of the tilted balance in favour of approving sustainable development. The Council are currently only able to demonstrate 2.09 years supply of deliverable housing and by virtue of this significant shortfall that the tilted balance in favour of the grant of permission is triggered unless the benefits are significantly and demonstrably outweighed by the adverse effects of the development as stated in paragraph 14 of the NPPF.

In recognition of this, Full Council resolved (January 2017) to invite planning applications on 'deliverable' HELAA sites or for the first phases of sites being investigated at potential strategic allocations in order to boost the short term housing land supply.

The consideration of the emerging Development Plans relates to the emerging Arun Local Plan 2011-2031 Publication Version October 2014 (eALP) as modified in January 2018 ('the modified eALP').

The Examination of the Publication Version of the eALP (2015) was suspended by the Planning Inspector on the grounds that the Council's OAN should be reviewed higher than that proposed (580 units p.a). The Council has therefore had to identify more suitable land to meet additional housing supply requirements. Thus the OAN figure has been increased to 919 units per annum as of October 2016 with additional strategic sites currently being assessed and allocated in order to meet this higher figure. The proposed Modifications were approved by Full Council on the 22nd March 2017 and consultation took place between the 10th April and 30th May 2017. The proposed Modifications underwent further consultation between 12 January 2018 - 23 February 2018 and the Inspectors decision is expected in May/June 2018.

The key policy considerations contained within the 'the modified eALP' are considered to be;

Policy H SP1 - Housing Allocation of the modified eALP sets out the overall provision of 20,000 new homes through the Local Plan phased over the plan period to 2031. It includes reference to additional allocations for small sites being made across the District.

Policy H SP2 - Strategic Site Allocations - is split into 3 sections covering different areas of the District.

Policy SD SP2 - Built up area boundary - states that outside the BUAB apart from Strategic, Site Specific and Broad Allocations, development will not be permitted unless consistent with other plan policies.

Policy C SP1 - Countryside - states that outside the BUAB as well as outside both the strategic, site specific and broad allocations, the countryside will be safeguarded for its own sake.

Given that the application site is situated outside of the BUAB and is not a strategic allocation identified in policy H SP1 or H SP2 the proposed development the subject of this application will conflict with policy SD SP2 and C SP1 of 'the modified eALP'

The proposed development conflicts with policies SD SP2 and C SP1 the modified eALP (2018). This Plan is at an advanced stage towards adoption and has been through examination. Whilst it has not yet been adopted weight can be attributed to the policies contained within 'the modified eALP' at this time.

Given the policy position which has been identified above it will be necessary to consider the development and ascertain if it will give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits of the development as stated in paragraph 14 of the NPPF.

Presumption in favour of sustainable development:

Para 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Para 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'.

Environmental Role -
The application site is situated outside of the built up area boundary of Angmering. However, the proposal will be situated approximately 565m from Angmering Village Centre. Therefore, it is considered that the site would be located within acceptable walking distance of services and facilities. However, this would require future occupiers to walk along Water Lane which is devoid of any footways or grass verge sufficient to provide refuge from traffic. Therefore, it is considered that by virtue of some severance from pedestrian walkways it is likely future occupiers would be to some degree more reliant upon motor vehicles for the majority of journeys.

However, evidence has been provided by the applicant that an easement exists over land to the west of Avenals Barn which would provide a pedestrian access onto Weavers Hill and the existing footway on Cumberland Road. Providing safe pedestrian access into Angmering and to services and facilities. This matter has been addressed in condition number 5 which will secure provision of the pedestrian access.

Taken with the comments of WSCC Highways, it is considered that there are sustainable alternatives to car use (cycle and pedestrian) that will mitigate car use to a level where as a result the development can be considered to be sufficiently sustainable in terms of alternative transport modes to be acceptable.

Economic Role -
The proposal will result in localised economic benefits through the need to employ people to carry out the development. The proposal will also result in an increase in Council Tax receipts and new homes bonus payments. These economic factors weigh in the schemes favour.

Social Role -
The proposal will provide a number of social benefits through the provision of housing to meet the significant shortfall currently faced by the Local Authority. This is deemed to weigh in the scheme's favour in terms of its social benefits.

Conclusion
Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Any adverse impacts are assessed below.

DESIGN AND VISUAL AMENITY

The proposed development will be formed in the shape of a traditional stable block with a feature courtyard area and will utilise materials that complement the existing barn. The parking area will be located at the front of the development and will be finished with shingle to match the existing driveway. A future landscaping application will need to be submitted where the courtyard area can be upgraded with suitable landscaping scheme which minimises hard surfacing in accordance with policy HD5 of the Angmering Neighbourhood Plan whilst still maintaining the required level of parking provision. Each unit will have a rear garden 10m long.

No part of the development will be seen from the road and the single storey barn like appearance will complement the existing barn on the site. The proposed development will be at a density of approximately 15 dph which given the character of the immediate locality and the level of development which is present to the east and south will result in a density of development that will not have an unacceptably adverse impact upon the character of the locality. Therefore, the proposed development is deemed to accord with policy HD7 of the Angmering Neighbourhood Plan.

Therefore, it is considered that the proposed development will accord with policy GEN7(ii) of the Arun District Local Plan and relevant policies within the Angmering Neighbourhood Plan.

RESIDENTIAL AMENITY

All surrounding properties nearest to the proposed dwellings are sufficiently distant (Avenals Farm is 30m away to the east) to ensure that there will not be an unacceptable impact on neighbouring residential amenity. This is reinforced by the fact that the eaves height of the proposed building is 2.5 m and there is no proposed first floor accommodation. The height of the boundary screening will also ensure that there is no overlooking out of the proposed ground floor windows. The proposed dwellings by virtue of their siting, scale and boundary screening are therefore not considered to result in any unacceptably adverse overlooking, overbearing or overshadowing impacts on one another.

The proposed dwellings will have a gross internal floor area (GIA) of approximately 107m2. Therefore, the 2 bedroom dwellings will exceed the minimum space standards (70 m2) as specified within the Nationally Described Space Standards. The proposed rear gardens for the dwellings will have a minimum depth of 10m which is considered to be an acceptable level of provision.

Therefore, the provision of internal and external space in this development is not considered to result in any adverse impacts upon the residential amenity of future occupiers in accordance with paragraph 17 of the NPPF.

HIGHWAY CONSIDERATIONS

WSCC Strategic Planning have been consulted and no objections have been raised in relation to the proposed development. Access from the site onto Water Lane will be achieved via the existing vehicular access serving the existing residential dwellings, office building (B1), stables and farm. Visibility at the access has been assessed and found to be acceptable. However, the Local Highway Authority have advised that the development provides for access to Weavers Hill and this will be ensured via proposed condition number 5.

The proposed parking provision of 7 spaces at the site meets with approval of WSCC and the vehicle parking space will measure 2.5m x 4.8m and will suitably accommodate an average sized vehicle. A 2.4m x 1.8m shed has also been included in the proposal for each dwelling which may be utilised as secure covered cycle storage.

LISTED BUILDING

Avenals farm building lies to the south east of the application site and is a Grade II Listed Building. According to Historic England Grade II Listed Buildings are buildings "of special interest, warranting every effort to preserve them." This is considered to be the significance of this heritage asset as per paragraph 129 of the NPPF. Paragraph 129 then requires that an assessment is made of the impact that a proposed development has on a recognised heritage asset, in this case its setting.

The objection from the heritage officer is noted. However, it is considered that the high boundary screening, single storey nature of the proposal combined with a distance of 30m away from the Listed Avenals farm building will mean that the proposed 3 units will not have a substantial and unacceptable impact on the setting of the Listed Building. It would therefore result in less than substantial harm to the heritage asset.

The National Planning Policy Framework in paragraph 134 states that where, after assessment, the impact on the heritage asset is considered to be less than substantial this harm is weighed against the public benefits of the proposal. In this case the proposal is considered to be of public benefit as it makes a positive contribution to the Districts existing and significant shortfall of housing supply.

Therefore, when following the advice in the NPPF, the impact on the setting on Avenals Farm, a Grade II Listed Building, is considered to be acceptable.

CONCLUSIONS

The proposed development does not give rise to unacceptable harm to visual or residential amenity or to the setting of the Listed Building. Whilst the site is not within the built up area, the development is reasonably well related the existing development nearby and is also largely sustainable with alternative means of travel to nearby facilities. The position in respect of the Councils housing land supply and the 'Planning Balance' means that the weight which can be accorded to existing housing related policies is limited. The proposal is consistent with guidance in the NPPF.

It is therefore recommended that planning permission be granted subject to the following conditions.

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 permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The development hereby approved shall be carried out in accordance with the following approved plans: AR-122-01-A &AR-122-02-A.

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

4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls, roofs, doors and windows of the dwellings hereby permitted have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the nearby Listed Building by endeavouring to achieve a development of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

5 The provision shown on drawing number AR-122-01-A for the right of access between Avenals Barn and Weavers Hill shall be provided before the dwellings hereby permitted are first occupied and shall thereafter be retained in perpetuity.

Reason: To ensure that the right of way is maintained to contribute to the sustainability of the development and in accordance with policy GEN7 of the Arun District Local Plan.

6 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 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 the occupiers of the development, maintain adequate amenity space, safeguard the cohesive appearance of the development and to

protect the setting of the nearby Listed Building in accordance with policy GEN7 of the Arun District Local Plan.

7 The dwellings shall not be occupied until the parking spaces and turning facilities 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 policies GEN7 and GEN12 of the Arun District Local Plan.

8 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

9 Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure the efficient maintenance and on-going operation of the SuDS system and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

10 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.