

REPORT UPDATE

Application No: BE/114/14/PL

Reason for the Update / Changes

Reason for Update/Changes:

ADDITIONAL OBJECTION:

An objection letter has been received from County Councillor Ann Rapnik. This states that:

"The access to this proposed development is only about 20 feet from a pub car park entrance/exit, which is about the same distance from a left turn into North Bersted Street. It is already extremely difficult to exit the car park onto the busy A259 due to poor visibility to traffic approaching from Chichester direction. I therefore find this a very hazardous proposal."

WSCC Highways have assessed the highway safety impacts of the application and have not raised any objection on these grounds.

BERSTED NEIGHBOURHOOD PLAN:

In addition, since the report was drafted, the Bersted Neighbourhood Plan has been made. The following Neighbourhood Plan policies are considered to be relevant:

Policy ES1: Design of new development

Policy ES2: Surface water management

Policy ES6: Protection of trees

HDQ2: Integration of new housing

HDQ3: Windfall sites

HDQ4: Housing mix

HDQ5: Design of new housing

HDQ6: Outdoor space

HDQ7: Attention to detail

HDQ8: Car parking

Policies ES1, ES2, ES6 and HDQ8 were analysed as part of the original report. It is not considered that the additional policies affect the officer recommendation to approve. It is considered important to note to reiterate that Policy HDQ8 sets out the need for 2 car parking spaces per dwelling and the proposal complies with this requirement.

Officers Comment:

There is no change to the officer's recommendation.

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.

BE/114/14/PL

Recommendation Report for Planning Permission

REF NO: BE/114/14/PL

LOCATION: 346 Chichester Road
Bognor Regis

PROPOSAL: Demolition of single storey side extension and attached double garage and erection of a pair of 3 bedroomed semi-detached houses. Resubmission of BE/57/14

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This is a resubmission of application BE/57/14 and is essentially the same except that this application also proposes to demolish 346's existing large single storey extension and thus ensure that there is greater space around the new houses. The site width (as measured along the front of the new houses) has therefore increased from 15m to 17.6m.

The pair of semi's will sit on the same front building line as 346 but extend 1.2m deeper than the rear of 346. 4 parking spaces are proposed in the front and each dwelling will have an area for bins and a cycle store in the rear garden. The proposed dwellings are some 1.1m higher than the ridge of 346 but do share the same eaves height.

SITE AREA

0.14 hectares.

RESIDENTIAL DEVELOPMENT DENSITY

14 dph.

TOPOGRAPHY

Predominantly flat.

TREES

A pine tree situated to the rear of the existing garage has recently been removed. No other trees are affected.

BOUNDARY TREATMENT

2m high close-boarded fencing to the side, front and rear. The eastern boundary is planted with a mix of ornamental shrubs and there is a line of mature trees on the other side of the fence.

SITE CHARACTERISTICS

Two storey detached property with a mix of red/brown brick, smooth cream & rough render elevations and a pitched slate roof. In addition, the property has a single storey rear

extension and a substantial single storey side extension containing a double garage and further living accommodation. The existing rear garden is between approximately 25 and 30m wide and around 28m deep. There is an existing shed behind the garage and a hard surfaced parking area to the front.

CHARACTER OF LOCALITY

Predominantly residential area, on a main road consisting of a mix of one and two storey housing of varying styles and sizes.

RELEVANT SITE HISTORY

BE/55/95	Single storey side extension comprising double garage, utility and games room	ApproveConditionally 22-09-1995
BE/127/05/	Outline application for 1 No. 2 storey 4 bedroom detached house	ApproveConditionally 15-02-2006
BE/105/10/	Outline application with some matters reserved for the erection of a terrace of 4No. 2 bedroom houses.	Withdrawn 18-10-2010
BE/136/10/	Outline application with some matters reserved for the erection of a terrace of 4No. 2 bedroom houses. (Resubmission following BE/105/10).	Withdrawn 23-12-2010
BE/57/14/PL	Demolition of attached double garage and erection of 2No. 3 bedroom semi-detached houses	Refused 27-08-2014

Applications BE/136/10/ and BE/105/10/ both previously proposed four 2 bedroom houses laid out in a terrace. Both applications were withdrawn with the most recent one as a result of an objection from WSCC Highways. However, outline permission was previously granted in 2005 (Ref BE/127/05/) for a single 4 bedroom detached house on the adjacent land. This was never implemented and has since expired.

Application BE/57/14 was refused at the August Development Control Committee. The reason for refusal was given as:

"The proposed development by reason of its siting and layout would represent an uncharacteristic form of overdevelopment detrimental to the character of the area contrary to GEN7 of the Arun District Local Plan, D DM1 of the Publication Version of the Emerging Local Plan (Regulation 19)dated February 2014 and the NPPF."

REPRESENTATIONS**Representations received:**

Bersted Parish Council

Bersted Parish Council - "OBJECT for the following reasons: Overdevelopment detrimental to the character of the area and concerns about access to and from the highway from the proposed development. Bersted Parish Council does not support this proposal as it does not meet the requirements of the following policies of the emerging Bersted Neighbourhood Plan;

ES1 Design and Development the proposal has a roof height greater than the surrounding properties and would have an effect on the appearance and character of the surrounding area

ES2 Surface Water Management no proof that consideration has been given to the effect of surface water run off downstream of the property

ES6 Protection of Trees there is a large tree on the corner of the property and the proposal does not mention if this is to be cut down or retained. It would make a difference to the street scene should this be removed

HDQ8 Car Parking the proposal allows for 4 parking spaces and Highways would prefer 5 and have suggested on street parking for visitors. On street parking would add to the congestion at the mini roundabout by the Royal Oak PH."

Comments on Representations received:

This application has been amended following the previous refusal in order to provide greater space to the sides and a wider plot. Regarding the neighbourhood plan, this has not yet been 'made' but is at an advanced stage. Therefore, its policies, although not listed within this report are considered to be relevant and will be analysed below:

Policy ES1 Design of New Development states that:

"New development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to it's location."

It is noted that neither height, scale nor appearance of the proposal were mentioned in the previous refusal reason. Instead, it was the siting and layout that were the issues. Furthermore, it is considered that the appearance and design of the dwelling are acceptable.

Policy ES2 "Surface Water Management" states that:

"New development should aim to reduce the overall level of flood risk in the area:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- The concept of Sustainable Urban Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location."

Arun DC Engineers were consulted on the previous application and raised no objection subject to a surface water condition which is included within the recommendation for this application.

Policy ES6 "Protection of Trees" states that:

"Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that

establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained."

Notwithstanding that the scheme is the same as per the previous application and that this was not raised as an issue by either the development control committee or the parish council at that time, it is also noted that the application states that no trees are to be felled.

Policy HDQ8 "Car Parking" states that:

"Proposals for new development will have adequate onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on-street congestion. Developments which remove off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces."

This policy states that a minimum parking standard of 2 spaces should be observed and the proposal therefore complies with this policy. WSCC Highway comments are set out in full below.

CONSULTATIONS

Southern Water Planning
WSCC Strategic Planning

Consultations responses received:

ARUN DC ENGINEERS - Comments from Application BE/57/14 stated that: "There is a public surface water sewer crossing the south of the site. Surface water from the site should be diverted to soakaways (as stated on the application) or other forms of sustainable drainage rather than considering discharging to the sewer. Please apply standard conditions ENGD2A".

SOUTHERN WATER - Request an informative regarding access to the public sewer.

WSCC HIGHWAYS - No objection subject to conditions. Comments in full below:

"West Sussex County Council was previously consulted by Arun DC on Highway Matters for this location under planning application references BE/136/10. This previous application related to an Outline proposal for 4 x 2 bed houses while also retaining the existing dwelling (346 Chichester Road). An objection was raised from WSCC as the proposed intensification of use of the existing point of access would increase the risk of rear end shunts for vehicles turning right into the site due to the close proximity of two mini roundabouts to the south east. This application was withdrawn by the applicant and pre-application discussions were held. On reviewing these discussions and taking into account the planning history of the site WSCC has previously advised that in principle no overriding concerns would be raised to a small intensification of use on the site, that equivalent to two additional dwellings. Most recently WSCC consulted on application BE/57/14 for the erection of 2 x 3 bed dwellings to which no overriding highways objection were raised. This application was refused by the Local Planning Authority.

This latest application is similar in principle to that proposed under BE/57/14, 2 x 3 bed dwellings served by 2 vehicle car parking spaces each, utilising an existing point of access onto Chichester Road. Chichester Road (A259) forms part of the Strategic Road Network (SRN).

Having reviewed the previous planning history of the site, no overriding concerns would be raised to the small intensification of use proposed.

With regard to vehicular parking it would be anticipated that two new dwellings of this size in this location would attract the demand for 5 vehicular parking spaces. Whilst the proposed provision of 4 spaces is below the anticipated demand this shortfall would likely be created by visitor parking demands and not required on a daily basis. Having regard for the sustainable location of the site it is not unreasonable to think that a number of these visits could be made without the use of a private car and if this is not the case could be accommodated on street within a reasonable walking distance of the site. In summary no highway safety concern would be raised to the parking provision of 4 spaces for the proposed two dwellings. The remaining parking and turning facilities provided for 346 Chichester Road would also be considered appropriate.

The proposed parking layout demonstrates 4 appropriately sized parking spaces with each parked vehicle afforded an appropriate amount of manoeuvring room so that a multi-point manoeuvre could be achieved to enter and exit the site in the forward gear.

An appropriate level of cycle parking has also been demonstrated, this provision can be secured in perpetuity via condition.

2 x 2 metre pedestrian visibility splays have also been demonstrated at the site access. These splays can be maintained in perpetuity via condition.

In summary it would be considered difficult to resist this proposal on highway safety reasons.

If the LPA are minded to grant planning consent the following conditions would be advised:

- Construction Plant and Material Storage
- Cycle Parking
- Pedestrian Visibility Splays (2x2 metres)
- Vehicle Parking & Turning"

Comments on Consultation responses:

Comments noted and conditions/informatives have been added to the recommendation.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Class A Road; and
Public Sewer.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

[DEV17](#)
[GEN12](#)
[GEN2](#)
[GEN7](#)
[GEN9](#)

Affordable Housing
Parking in New Development
Built-up Area Boundary
The Form of New Development
Foul and Surface Water Drainage

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality
D DM2 Internal Space Standards

D DM3 External Space Standards
ECC SP2 Energy and Climate Change Mitigation
H DM1 Housing Mix
H SP2 Affordable Housing
SD SP2 Built-Up Area Boundary
W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

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.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. 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: Arundel; Barnham & Eastergate; and Felpham.

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.

CONCLUSIONS

PRINCIPLE & PLANNING HISTORY

The site lies within the Built-Up Area Boundary where development is acceptable in principle subject to normal development control criteria such as highways/parking, design and residential amenity. The NPPF states at paragraph 49 that: "Housing applications should be considered in the context of the presumption in favour of sustainable development."

As reported above, an application proposing the same development on this site was refused in August 2014. This was refused on the grounds that the siting and layout would represent an uncharacteristic form of overdevelopment and would be detrimental to the character of the area.

The applicant has therefore made changes to the layout of the scheme by widening the plot and thus increasing the gaps between the flank walls and the boundaries. The built development remains the same but the existing property (346) will lose its existing single storey side extension (as well as the double garage and outbuilding. It is considered that the amendments to the siting and layout are positive in that the plot has become wider and this reduces any sense of lack of space. Furthermore, with 346 losing its side extension, the plot widths of all three dwellings are now much more comparable.

DESIGN & THE STREETSCENE

The previous planning history is relevant to this determination but given that the two schemes for 4 dwellings were both withdrawn, these applications do not provide any analysis of the design and character issues surrounding those schemes. It is noted that the Parish Council levied the issue of overdevelopment on all three previous applications including the 2005 approval.

It is not considered that the proposal as amended represents an overdevelopment of the site. Whilst there are no existing semi-detached properties in the immediate streetscene, this is a wide plot (which has been widened further) and there will be a gap of 3.6m between the flank wall of 346 and the proposed dwelling. The gap on the previous scheme was only 1.3m. This gap prevents the proposed two houses along with the existing from appearing as a terrace or overdevelopment in the streetscene.

It is noted that the height of the proposed is higher than the existing and that the roof form is bulkier. However, there is tree screening along the front of the site and to the front of neighbouring properties which help to break up the streetscene. Furthermore, the aforementioned gap also means that the increased height will not be particularly noticeable in comparison with the existing. It is also noted that the height was accepted on the previous application as only the siting and layout were given as reason for refusal.

HIGHWAYS & PARKING

The application includes two spaces per dwelling and retains 2-3 spaces for the existing house. WSCC Highways indicate that there is a demand for 5 spaces but that the 5th space is a shared visitor space for occasional use and given the sustainability of the site, that people could walk to the site or park locally and walk. WSCC highways also have no concerns with the intensification of the access and it is therefore considered that the proposal is acceptable with regard to highways and parking. It is further noted that the two houses will have designated secure cycle storage facilities. The recommended conditions have been included in the recommendation section.

RESIDENTIAL AMENITY

The nature of the site is such that there are no neighbouring properties which might be affected by the two dwellings other than the existing dwelling (346). However, there are only secondary windows in the first floor flank of 346 and there will be no loss of privacy to these as the first floor flank windows in the new dwellings are to bathrooms and will have frosted glass. The two dwellings do extend some 1.2m deeper to the rear than 346's existing rear elevation but there is no impact on a 45 degree angle drawn from 346's rear facing windows.

INTERNAL & EXTERNAL SPACE STANDARDS (Policies D DM2 & D DM3)

This has resulted in a change to the amount of external garden space but both plots still meet and exceed the 10m minimum garden depth requirement and the result of the change is to make plot 2's garden rectangular as oppose to triangular and thus more usable. It is therefore considered that no objection should be raised with regard to Policy D DM3.

Following a thorough analysis of the proposal versus the internal and external space standards policies, it is considered that:

* Both of the proposed dwellings comply with D DM2. The proposal shows 3 bedrooms each with a double bed so the relevant standard is the 3 bedroom/6 person one (103m²). However, each dwelling has an internal floor area of around 118m²; and

* The relevant garden standard is considered to be "Small Semi (3 bedroom max)" and the requirement is 85m² with 10m depth. Both of the dwellings comply with this standard and it is noted that the depth of the gardens is more than double the requirement.

It is accepted that the proposal also affects the amount of internal space available to 346 but this is an existing dwelling and the effect of the demolition is only to take the house back to its original size. Furthermore, there is more than sufficient garden space available to the new dwelling.

AFFORDABLE HOUSING

The proposal generates a requirement for contributions towards affordable housing and a signed obligation to provide £3,752 in this regard has been submitted as part of the proposal.

SUMMARY

It is considered that the proposed two dwellings as amended are acceptable with regard to character/design, residential amenity, space standards and highways/parking. It is noted that the roof shape and size would suggest scope to extend into the loft at a later date and for this reason, conditions are proposed to remove permitted development rights for dormers and velux windows. Permitted development rights are also to be withdrawn in respect of extensions and outbuildings in order to ensure that the amount of rear garden for plot 2 is safeguarded and to prevent any rear extension to plot 1 that might impact on the light afforded to 346's rear lounge windows.

The proposals are considered to comply with the policies of both the adopted Local Plan, the emerging Local Plan and also the Neighbourhood Plan (which is likely to have been 'made' by the date of the meeting). In respect of the latter, the relevant policies were assessed in the "Officers Comments on Reps" section above. It is therefore considered that this scheme is an improvement on the previous refused application such that a recommendation for approval can be made.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

The application includes a signed and completed Section 106 legal agreement which provides for an affordable housing payment of £3,752.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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:

Site Topographical & Location Survey
Sheet 1A - Location Plan;
Sheet 2A - Block Plan;
Sheet 3E - Proposed Site Plan;
Sheet 9A - Proposed Ground Floor Plans;
Sheet 10 - Proposed First Floor Plans;
Sheet 11 - Proposed Elevations;
Sheets 12A & 12B - Proposed Streetscene; and
Sheet 13 - Cycle Stores.

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 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 visual amenity and the streetscene in accordance with policy GEN7 of the Arun District Local Plan.

- 4 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, retained and maintained in working order thereafter.

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

- 5 Before the buildings hereby permitted are occupied dustbin enclosures 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. Thereafter the dustbin enclosures shall be retained in their agreed positions.

Reason: To safeguard the appearance of the property, the amenities of the area and the use of the front parking spaces in accordance with policy GEN7 of the Arun District Local Plan.

- 6 The buildings shall not be occupied until the parking spaces and turning facilities shown on the approved plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning 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.

- 7 No part of the development shall be first occupied until covered & secure cycle parking spaces have been provided in accordance with the approved plans ref "Sheet 3 Rev B - Proposed Site Plan" and "Sheet 13 - Cycle Stores". The cycle spaces shall then be retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and Policy GEN7 of the Arun District Local Plan.

- 8 No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided at the proposed site vehicular access onto Chichester Road in accordance with the approved planning drawing ref "Sheet 3 Rev B - Proposed Site Plan". Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety in accordance with Policy GEN7 of the Arun District Local Plan.

- 9 No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development; and

- the measures to control the emission of dust and dirt during demolition and construction.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policy GEN7 of the Arun District Local Plan.

- 10 The first floor bathroom windows on the eastern and western elevations of the dwellings shall be glazed with obscured glass and fixed to be top opening only.

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

- 11 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 eastern or western flank walls or within the roof of the dwellings 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 policy GEN7 of the Arun District Local Plan.

- 12 Notwithstanding the provisions of 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 the adjoining occupier, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 13 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

- 14 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.