

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Your ref: BN/24/20
24 September 2021

Dear Sir/Madam,

Tile Barn Farm, 32 Hill Lane, Barnham PO22 0BL

This letter accompanies this application for the discharge of conditions on the planning approval BN/24/20 for the erection of 1 no. dwelling and formation of new vehicular access. It details each condition to which the application relates and references the documents/details that are submitted herewith to satisfy each condition.

3) Notwithstanding the details shown in the approved drawings, no development above damp proof course level shall begin, unless and until details and specification of the materials and finishes of the external walls and roof of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

A materials schedule for the walls and roof accompanies this application

5) Prior to the commencement of the development hereby approved, a scheme shall be submitted to demonstrate that the internal noise levels within the residential unit will conform to the "Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014. Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

An acoustic assessment has been prepared by Acoustic Associates Sussex Ltd to meet the terms of this condition and the scheme is included with this application for approval.

6) No part of the development shall be first occupied until the provision of 2 waste bins has been made on site (1 x 240l bin for refuse and 1 x 240l bin for recycling). This bin provision shall thereafter be retained. Prior to occupation, details of any dustbin enclosure (to provide refuse and recycling storage) must be submitted to and approved by the Local Planning Authority. The approved bin storage shall thereafter be retained as approved for the lifetime of the development.

It is not intended to construct a bin enclosure. For completeness, the bin storage area has been included on drawing no. 007-101 rev 23.09.21 which accompanies this application.

7) At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be

submitted to and approved in writing by the Local Planning Authority before any development above damp proof course level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

An air source heat pump is proposed for heating and hot water and is shown on drawing 007-101 rev. 23.09.21. Heating and hot water represents at least 10% of the energy demand for this dwelling.

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

The WSCC guidance on parking for residential development requires a garage space to be 6m x 3m internally. The approved garage (see non-material amendment BN/64/21/NMA) measures 6.6m x 4.7m so there is ample space for the storage of cycles. The garage will therefore provide the secure cycle store in accordance with the condition.

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

The drawing no. 007-101 rev. 23.09.21 shows the proposed position of the electric vehicle charging point serving one of the three spaces in accordance with the WSCC requirement of at least 20% of spaces served by an EV point.

12) Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter 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 for the lifetime of the development.

The project's appointed engineer has been liaising with the Council's engineer Laura Gibbons and the surface water strategy has been agreed. The following documents are submitted in support of this application:

G6445 -01 – groundwater monitoring and soakage testing report
G6445 - 02 rev P2 - General arrangement
G6445 - SD1 revP2 - Pipe joint and bed details drawing
G6445-SD3 revP3 - Soakaway and catchpit details drawing
G6445 Run 8d
G445 Run 9b
G445 Run 9c

Drainage details are also shown on site layout 007-101 rev. 23.09.21 and 007-102 rev. 23.09.21

13) Development shall not commence until full details of the proposed foul water disposal, in the form of a Foul Drainage Assessment (FDA), are submitted to and approved in writing by the Local Planning Authority. The applicant must first investigate the option of connection to the nearby public sewer network. If a private septic tank is proposed, the FDA must include the applicant's justification for non-connection to the mains public sewer, and details of the proposed sewer package treatment plan, and the means of discharge. Thereafter, the foul drainage arrangements shall be implemented in accordance with the approved details prior to the first occupation of the dwelling.

The foul drainage is proposed to connect to the mains sewer in the road as shown on site layout plan 007-101 rev. 23.09.21 and 007-102. Also attached is the proposed method statement.

I have also enclosed the building regulations notes that includes additional detail that may be of assistance.

I trust this is sufficient information to enable you to discharge all pre-commencement and pre-occupation conditions, but should you require any further information then please do not hesitate to contact me.

Yours faithfully

Matt Lonsdale
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Chichester
West Sussex
PO19 6DU