REPORT UPDATE

Application No: BN/13/14/

Reason for the Update / Changes

Reason for Update/Changes:

16 identical letters of objection

· The ground is not structurally safe or sound. There are many sink holes.
· The drainage system is old causing a lot of problems and overflow. New houses would increase and worsen this system.
· Site becomes very waterlogged with a lot of surface water
· Goodacres is already busy and congested. Increased safety hazard.
· Existing parking problems
· Ecological habitat will be destroyed
· More pressure on stretched infrastructure resources (doctors, schools etc)

21 identical letters of objection from residents of Churchill House, Goodacres

· Lack of medical facilities in Barnham
· Existing problems of drainage, sewage and flooding
· Problems of flooding will become more acute
· Concern over disruption with access from Goodacres
· Schools in the area are at bursting point
· Bus services cannot cope
· Traffic in the area will increase
· Huge impact on wildlife in the area

1 letter of objection on the grounds of

· No up to date assessment of infrastructure that will be affected
· Additional pressure on Lake Lane
· Lake Lane is an unsafe mix of travelling conditions
· Vehicles will add to dangerous mix of pedestrians and HGV's

Officers Comment:

These letters and the grounds of objection relate to the principle of development that has already been established through the grant of planning permission BN/15/11. This has already granted permission for 75 dwellings on the site as well as full details of the access from Goodacres and agreed principles in respect of flooding and ecology. There are therefore no matters raised that relate to the detailed submission where only layout, appearance, scale and landscaping only.

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.

BN/13/14/

Recommendation Report for Planning Permission

REF NO: **BN/13/14/**

LOCATION: Land at Goodacres
Barnham
West Sussex

PROPOSAL: Approval of Reserved Matters following Outline Approval BN/15/11 for Appearance, Landscaping, Layout and Scale for 75 dwellings. Departure from the Development Plan and Affects a Public Right of Way.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposals incorporate the broad principles included in the approved plans. In particular:

· The approved access.
· The units numbers remain at 75.
· The storey heights reflect those described.
· The established landscape principals.

Roofs will be finished with flying rafters with open eaves and exposed rafter feet. Windows will be finished with brick and tile and brick window heads. Garage and front doors will be painted or timber finished dependant on position.

Garden enclosure will be provided using 1.8M high close boarded fencing in private areas. Boundaries that front the public realm will be constructed using facing brickwork to match the adjacent house in either english garden wall or flemish bond with bull-nosed coping bricks on a creasing tile.

The proposed mix of affordable housing is shown below:

2 no. 1-bed flats
6 no. 2-bed houses
2 no. 2-bed bungalows
12 no. 3-bed houses

All affordable housing will be constructed to Lifetime Homes Standards to allow for future adaptation and long term occupation.

The Stormwater Drainage Strategy will be

	developed based on the principles of Sustainable Urban Drainage (SUDS) and taking into account best practice for minimising the environmental impacts of surface water. The system comprises of attenuated storage within the sub-base of a tanked permeable access road. Private roof drainage, drives and the road itself are drained at source via the tanked permeable access road. The permeable access road is tanked and levelled to convey the surface water to low points with outlets to the existing ditch system. At the low points in the permeable access road the outlets discharge via a flow control device. This will control the outlet flows to the existing greenfield run-off rates while the exceedence from rainfall events are stored within the sub-base of the road. The detailed drainage design is covered by the outline planning conditions 5, 6 and 7 of BN/15/11 and details will be provided in due course for the discharge of these conditions prior to the commencement of the development works.
SITE AREA	2.88 hectares
RESIDENTIAL DEVELOPMENT DENSITY	26 dwellings per hectare (gross)
TOPOGRAPHY	Ground levels are 10.3m in the south east corner, falling to around 7.9m on the western boundary.
TREES	There is a large belt of trees running east - west through the application site and a group centrally located. The proposed layout generally respects the existing trees as they are retained in areas of open space.
BOUNDARY TREATMENT	The site is bounded to the north and west by residential and a public footpath located to the rear of properties on Halliford Drive; to the south by the railway line and to the east by a large commercial nursery/horticultural use, compromising predominantly of large glass houses and dense planting. Boundaries within the site comprise of hedges and trees.
SITE CHARACTERISTICS	Application site is a triangular shaped site

	enclosed by the railway line to the south. It is currently used for horse grazing and agriculture. To the west and north are existing residential development at Goodacres and Halliford Drive and to the east are large glass houses.
CHARACTER OF LOCALITY	To the north and west, the site is adjoined by residential development. These are a mix of two storey dwellings and flats on Goodacres, bungalows on Goodacres and Halliford Drive.

RELEVANT SITE HISTORY

BN/15/11/	Outline application for residential development comprising 75 dwellings, access and associated landscaping and works - This is a Departure from the Development Plan & affects a Public Right of Way	NON DET APPEAL 20-09-2011 *Appealed* **Appeal: Allowed+Conditions 09 07 2012**

Planning permission BN/15/11 was granted outline planning permission at appeal. This included full details of means of access to the site and included a new layby in Goodacres for parking to allow for two-way movement in the highway. It also showed an 'emergency access' into Halliford Drive.

REPRESENTATIONS

Representations received:

Barnham Parish Council

Barnham Parish Council - objection

· Believe that comments made at the appeal still stand
· Surface and foul drainage formed a substantial part of the previous objection.
· New development should aim to reduce the overall level of flood risk in the area. Surface water drainage needs to be agreed and inclusion of SUDs will be supported. Management details are required.
· Foul water drainage proposals need to be agreed.
· Gap should be included between rear of properties and adjacent footpath
· Measures for nesting birds has not been included
· No screening planting is included to the rear of properties in Halliford Drive

8 letters of objection (from 6 addresses)

· Existing footpath and drainage ditch floods during heavy rainfall due to culverts being blocked. Developers should be responsible for clearing this.
· Don't understand the need for an emergency access.
· Preference is connection to main sewers but fail to understand where they would connect
· Concern over surface water flooding
· Plots 59 - 62 are two storey properties and upstairs windows will overlook.
· Distance from existing property in Goodacres to the proposed plot 1. Would like as much

distance as possible and ensure that it is kept as a bungalow.
· How will additional parking spaces on Goodacres function?
· Protection should be given to wildlife
· Existing drainage problems in the area
· Sewers are not capable of coping with extra use
· Feeding surface water into the Rife would not be possible
· Mature screen planting to Halliford Drive is shown as being removed
· No provision for the removal of wildlife
· Without a full examination of the site, the final layout is premature

Comments on Representations received:

The issues in respect of foul and surface water drainage were address by the Inspector when he determined the appeal. An on-site private system of foul sewage disposal was proposed and the inspector concluded that there would be compliance with the Water Framework Directive and that the peak flow of the plant, combined with surface water drainage flows, would be less than the existing greenfield runoff rate. In allowing the proposed development with a private treatment plant the Inspector considered it a suitably pragmatic approach.

In terms of overlooking from plots 59 - 62, these properties face northwards. They will face the rear of a detached property to the north. However, these will be approximately 45m - 50m from the existing properties and, whilst there will be overlooking into areas where there is none at the present time, it is considered that these distances are sufficient to result in an acceptable relationship (it should be noted that commonly accepted distances are 21m - 22m). Further, there is an opportunity for boundary landscaping to mitigate against this overlooking.

The boundary landscaping between the proposed properties and those on Halliford Drive has been re-instated as a result of the consultation responses.

CONSULTATIONS

West Sussex -Landscape/Ecology
WSCC Strategic Planning
Cultural Development
Southern Water Planning
Sussex Police-Community Safety
NHS Property Services
Parks and Landscapes
Planning and Housing Strategy
Arboriculturist
Environmental Health
Engineering Services Manager
Engineers (Fluvial Flooding)
Environment Agency

Consultations responses received:

WSCC (Landscape Architect)

· Planting should be reincorporated into the eastern boundary landscaping in accordance with the Landscape Visual Impact Assessment submitted at outline stage.
· Crab apple trees are not appropriate for a residential scheme
· Advise an alternative species to prevent overshadowing of plot 50
· Plots 61 and 62 are very close to existing trees. Concern they will cause overshadowing.

· Little detail has been provided for the landscape treatment of the central open space
· More information required

Southern Water
· Additional off-site sewers will be required to provide sufficient capacity to service the development
· No public surface water sewers in the area.

WSCC (Strategic Planning)
· Requested further information in respect of service margins, speed reducing features, turning head dimensions, street lighting. Following receipt of details, no further comments to make.

Sussex Police
· Pleased that rear path behind plots 54 - 58 that back onto Halliford Drive have been omitted
· Opening up access to Halliford Drive will ease congestion from Goodacres
· Recommend bollards at the northern most access point.

Environmental Health - No comment

Housing Strategy & Enabling Officer - Welcome the houses being constructed to Lifetime Homes standards. Proposed tenure mix is acceptable. Support the proposals.

Environment Agency - No comments

ADC Engineers - There seems to be no allowance for a buffer zone along the ditches. Would wish to see a 3m buffer zone with access for the purpose of ditch maintenance. Garden lengths may have to be reduced in order for condition 18 to be discharged. Detailed design will need to be considered but the drainage principles are likely to be the most appropriate.

ADC Landscape Officer
- The comment that the construction method within Root Protection Area's (RPA) will be added once a layout has been agreed upon is rather back to front, in order to agree layout; RPA's and working methods that these would relate to should be considered first.
- The Crab Apple 'Malus' flagged by WSCC we are less concerned of within street scene and wold not particularly flag as an issue.
- We would require confirmation of the maintenance liabilities of the open space areas and ditches, how and by whom they will they be maintained in the future.
- Landscaping detail is a comprehensive scheme and would be suitable for the locations indicated.

Council Arboriculturalist
- Initial comments received in respect of numerous incidences around this site where they propose to construct garage blocks and parking spaces and road turning heads within the RPA of trees which they are showing for retention and not being happy that they have given adequate consideration to the layout in respect of these trees.
- Meeting was held on site to look at the trees with the applicant and, following receipt of amended plans with revised layout proposals, content that the layout satisfies arboricultural issues.
- Some reservations about the density of plating at the top end of the site as Oaks will become large trees.

Comments on Consultation responses:
The above comments have informed negotiations of the proposals and amendments have been received in response to these. The issues raised above are discussed in the 'conclusions' section.

The comments from the Council's Arboriculturalist are addressed within the 'conclusions' section.

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN7	The Form of New Development
	GEN12	Parking in New Development
Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014):	D DM2 Internal Space Standards D DM3 External Space Standards D SP1 Design	

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.

The Development Plan consists of the Arun District Local Plan 2003.

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. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

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 once the remaining chapters / policies have been published.

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

The principle of residential development has been established by the outline planning permission BN/15/11. This granted planning permission for up to 75 dwellings to be accessed from Goodacres and included highways works to Goodacres (to provide a car parking lay-by to allow two-way movement on Goodacres) and improvements to the junction with Lake Lane.

This application seeks approval for the remaining reserved matters (appearance, scale, layout and landscaping).

Conditions attached to permission BN/15/11 that relate to matters such as foul and surface drainage, affordable housing, ditch clearance, archaeology and bat survey all remain to be discharged. Details of reptile mitigation and translocation have been discharged.

PLANNING POLICY

Policy GEN7 of the Arun Local Plan states that development proposals should be accompanied by an illustrated written analysis of the site and its setting. It goes on to state that development will

be permitted if it creates attractive places and spaces, enhances local distinctiveness and a high standard of design and layout.

Para 7 of the NPPF states that one part of the sustainable development principle is a high quality built environment and para 9 expands by confirming that this is through seeking improvements to the quality of the built environment and widening choice of high quality homes. One of the 'core planning principles' at para 17 is securing high quality design and a good standard of amenity.

Section 7 of the NPPF relates to 'requiring good design'. The section states good design is a key aspect of sustainable development (para 56), that developments should establish a strong sense of place and be visually attractive as a result of good architecture (58). Para 64 confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

DESIGN OF PROPOSALS

The proposals comprise dwellings ranging from 1 to 2 storeys.

Housing at the entrance to the site responds to the mass and scale of the existing buildings on Goodacres and single storey dwellings have been located on the boundaries shared with the existing bungalows of Halliford Drive. A single storey dwelling is proposed at plot 1 (adjacent to the entrance and no. 32 Goodacres).

The proposed palette of materials will include red facing brickwork and red brick features with a variety of bays and entrance porches, set under slate and tiled roofs. Some houses will be finished with flint or render to add variety and interest to the street scene.

The proposed buildings will be of a traditional construction that will include a mixture of brickwork, render and flint. Roofs will be finished with flying rafters with open eaves and exposed rafter feet. Windows will be finished with brick and tile and brick window heads. Garage and front doors will be painted or timber finished dependant on position.

The window and door surrounds found within the area have been replicated on a number of properties within the scheme.

The building line of plots 1 - 9 on the southern edge of the site does not respect the building line of existing properties in Goodacres. Good design would require these to respect this building line. However, in doing so the scheme would fail to meet garden size standards set out in the Emerging Local Plan. It is therefore considered that the change in the building line is unavoidable.

Overall, it is considered that the proposals represent a high quality scheme that accords with planning policies.

PARKING & HIGHWAY SAFETY

WSCC have been consulted on the details of the proposed layouts and have looked at parking provision in terms of quantity and quality. The proposals include provision of approximately 165 off-street car parking space and all internal garages included within this number will measure 3m x 6m internally.

There are over two off-street parking spaces per dwellings on average and all dedicated parking spaces for the dwellings measures approximately 3m x 5.5m per space (comfortably above the minimum standard). Six of the larger dwellings have 3+ off-street parking spaces and there are 12 visitor spaces provided within the development.

The WSCC Parking Calculator has been used to verify the on-site parking provision. Using the calculator, this suggests that 108 spaces should be allocated and 47 unallocated. In overall numbers, what is provided (165) compares very favourably to the 155 as suggested by the Parking Calculator.

The proposed development will have a single point of vehicular access from Goodacres and a lay-by is provided within Goodacres to remove on-street car parking and allow for unobstructed two-way movements. This arrangement has approval through BN/15/11. No dwelling is to be occupied until these works have been completed (condition 16 attached to BN/15/11).

Within the site, the layout proposes a 4.8m width carriageway and verges to allow for pedestrian movements. It should be remembered that the adjoining scheme at Pollards Nursery (BN/16/12) has planning permission for up to 107 dwellings and a pedestrian/cycle link from this site through Goodacres is required from the east. Officers have secured the provision of a footway (instead of a verge) for this link and for the southern part of the access road to enable easier movement for pedestrians without any conflict with vehicles.

SPACE STANDARDS IN EMERGING LOCAL PLAN

In terms of the internal and external space standards these are considered to be acceptable. Private gardens are of a sufficient scale and in the most (50 out of 75) exceed the Councils minimum standards for private amenity space, as set out within the Council Publication Version of the Local Plan policy DM3. Many of these provide very large gardens a long way in excess of the minimum standards and those that do not meet the minimum standards are generally marginally short and, coupled with the large area of on-site amenity space, the overall scheme is considered to provide high quality amenity spaces.

The publication version of the Local Plan also includes policy DM2 which sets minimum internal space standards for residential dwellings. The proposed scheme exceeds the overall internal space standard in over 80% of cases. In all of the other cases, the minimum Homes & Communities Agency standards are exceeded (which are approximately 7% lower than the ADC standards in the Emerging Local Plan).

RESIDENTIAL AMENITY

In terms of overlooking from plots 59 - 62, these properties face northwards. They will face the rear of a detached property to the north. However, these will be approximately 45m - 50m from the existing properties and, whilst there will be overlooking into areas where there is none at the present time, it is considered that these distances are sufficient to result in an acceptable relationship. Further, there is an opportunity for boundary landscaping to mitigate against this overlooking.

The boundary landscaping between the proposed properties and those on Halliford Drive has been re-instated as a result of the consultation responses. Plots 50 - 58 (that back onto properties

on Halliford Drive) and all single storey dwellings and are located over 25 metres from these properties. There are no issues in respect of residential amenity to these properties.

Plot 1, adjacent to the existing no 32 Goodacres, is a single storey dwelling sited over 2m from the boundary of the site. As a bungalow, there is no opportunity for any overlooking or loss of residential amenity to a degree where any objection could be sustained.

LANDSCAPING & OPEN SPACE

The areas of open space for the site total 0.43 hectares of land which exceeds the requirement for this number of dwellings. The proposed open spaces are of a high quality and allows for safe, usable public spaces. A financial contribution of £50,000 towards provision of improvements to an off-site Locally Equipped Area of Play at Farnhurst Road is secured through BN/15/11. This was as a result of existing provision being satisfactory in terms of quantity and qualitative improvements were therefore sought.

The layout of the scheme was discussed at outline stage due to the large number of existing trees on the site and the desire to have a layout that retained these trees and was developed around them. This has been achieved and important groups of trees are retained on the western boundary, to the northern end of the site and on the eastern boundary within the public open space.

Other smaller groups of trees have been retained to provide landscaping between rear gardens that back onto each other and to provide boundary planting to the rear of existing adjoining properties.

The Council's consultant is considering the merits of possible Tree Preservation Orders and the proposed layout ensures the retention of important existing trees that have amenity value.

As a reserved matter, landscaping is to be considered through this application and a landscaping scheme has been submitted. ADC Landscape officers have considered this and are satisfied that it is acceptable. Landscape details for the open space are absent and confirmation of management responsibilities has been requested.

The Council Arboriculturalist raised a number of comments on the original scheme. A meeting was held on-site and the layout now respects the root protection areas with no building or hardstanding in these areas. Further, a group of large Grey Poplars have been removed has they were damaged and in poor condition - a group of Oaks has been included as a replacement and these will mature into good specimens in the medium term.

AFFORDABLE HOUSING

The proposed scheme is for a total of 75 dwellings. The Unilateral agreement states that there is a requirement for 22 of the dwellings proposed are allocated to affordable housing. The proposed mix of affordable housing is shown below:

2 no. 1-bed flats
6 no. 2-bed houses
2 no. 2-bed bungalows

12 no. 3-bed houses

The proposed tenure mix of the affordable housing is to be as follows, however specific plots may be subject to change following an allocation of an RSL:

Affordable Rent - 18 dwellings comprising -
2 x 2 bed bungalow (Plots 41 & 50)
9 x 2 bed house (Plot 23, 26, 27, 30, 31 & 42 - 45)
7 x 3 bed house (Plots 10, 13, 24, 25, 28, 29 & 32)

Affordable Shared Ownership Housing - 4 dwellings comprising -
2 no. 1-bed flat (Plots 21 & 22)
2 no. 2-bed house (Plots 11 & 12)

All affordable housing will be constructed to Lifetime Homes Standards to allow for future adaptation and long term occupation.

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 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 neutral 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).

RECOMMENDATION

APPROVE CONDITIONALLY

1 No development shall be carried out unless and until a statement of architectural detail has been submitted to and approved in wrting by the local planning authority. The

'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

2 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan 117/001
Site Layout 117/010 G
Materials Plan 117/011 F
Parking, Refuse & Cycle Storage Plan 117/012 F
Enclosures Plan 117/013 F
Tree Constraints & Protection Plan 117/014 F
Landscape Strategy 117/020 A
Landscaping - Typical Plots 117/021 A
Landscape Scheme - Sheet 1 of 2 117/022 B
Landscape Scheme - Sheet 2 of 2 117/023 B
Existing Site Survey - 3 Sheets 4519
Type B637 - Plot 1 117/100
Type B723 - Plots 51 & 52 117/101 A
Type B636 - Plots 53 & 54 117/102 A
Type B636 - Plots 55 & 56 117/103 A
Types B637 & B723 - Plots 57 & 58 117/104
Type B728 - Plots 2 - 6 117/105 B
Types P200 & P201 - Plots 10-13 117/106 B
Type B730 - Plots 14 & 15 117/107 A
Type B730 - Plots 37, 38, 46, 47, 61 & 62 117/108 A
Type B266 - Plot 16 117/109 A
Types B729 & B730 - Plots 17 & 18 117/110 A
Type B729 - Plots 19 & 20 117/111 A
Type P174 - Plots 21 & 22 117/112
Types P200 & P171 - Plots 23 & 24 117/113 A
Type P201 - Plots 25 - 32 117/114 A
Type B678 - Plots 33 & 34 117/115
Type S721 - Plots 35, 36, 63, 64, 68 & 69 117/116
Type B291 - Plot 37 - 40 117/117 A
Type P202 - Plots 41 & 50 117/118 A
Type P200 - Plots 42 - 45 117/119 A
Types B730 & B678 - Plots 48 & 49 117/120 A
Types S104 & B730 - Plots 59 & 60 117/121 A
Types B729 & B730 - Plots 65-67 & 70-72 117/122 A
Type S623 - Plot 73 117/123 A
Type S623 - Plot 75 117/124 A
Type B678 - Plot 74 117/125
Single Garages 117/126 A
Double Garages 117/127 C

Carports 117/128 A
Street Scenes 117/129 D
Street Scenes 117/130 D
Type B728 - Plots 7-9 117/131

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.

3 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 dormer windows) to the dwelling houses listed below 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.

Drawing 117/010/G

Plots 8 - 9
Plots 11 - 13
Plot 16
Plots 25 - 27
Plots 30 - 32
Plots 35 - 36
Plots 38 - 40
Plots 59 - 60
Plots 63 - 64
Plots 68 - 69

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.

4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages 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.

5 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 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.

6 INFORMATIVE: For the sake of clarity, this planning permission does not grant any permission for anything other than emergency access between the application site and

Halliford Drive in accordance with the proposals approved under BN/15/11.