

Recommendation Report for Planning Permission

REF NO: BR/147/20/PL

LOCATION: 53 High Street
Bognor Regis
PO21 1RX

PROPOSAL: Conversion of first & second floor & rear extension to create 4 No. 1-bed self--contained flats including the demolition of existing rear extension & erection of two storey rear extension. This application may affect the setting of a listed building & may affect the character & appearance of The Steyne, Bognor Regis Conservation Area. This application is in Cil Zone 4 (Zero Rated) as flats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Permission is sought for a rear two storey extension which would replace an existing single storey with a rear access for ground floor residential unit and conversion of rear of ground floor and two upper floors to create four residential self-contained units. The existing display frontage would be removed and replaced with a new timber framed frontage (as amended) for a commercial use alongside with provision of WC Staff/Storage with rear exit. Circulation and fire escape would be via the proposed new entrance off the High Street reusing the existing staircase. The proposed bin area is shown on the submitted drawings together with designated area for a covered cycle parking. No off-street parking is provided. Amendments were made to follow the advice of the Conservation Panel, Conservation Officer and case officer with regards to the proposed replacement of shopfront and required space standards.
SITE AREA	170 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	235 dwellings/hectare
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	None.
SITE CHARACTERISTICS	Three storey Victorian building with retail on the ground floor and storage space above situated on the southern side of High Street. Houses Nos 53 and 51 High Street are identical and both are identified as Buildings or Structure of Character. The application property is finished in fair face brickwork to the

front elevation whilst the rear elevations are rendered. The main roof is pitched with a slate covering with a rear flat roof over the single storey extension at the rear. The windows are timber single glazed sash units to the upper floors with the ground floor shop unit being served with an aluminium shop display and entrance door. The property has an access from Belmont Street as well.

CHARACTER OF LOCALITY

The town centre with mixed commercial and residential use. This part of the High Street is on the outskirts of the Steyne and Waterloo Square Conservation Area which has a distinct character of its own, relating back to the Victorian layout. To the rear the proposal building is facing onto a 5-storey block of flats, Belmont Road.

There is no relevant planning history.

REPRESENTATIONS

No objection.

Conservation Area Advisory Panel:-

53 High Street is a Victorian building in the centre of town with frontage which has been a retail shop and storage space above it. It has attractive windows to the upper floors which are to remain timber framed, the retail space will be refitted and a new supplementary door will be added to allow access to the flats.

To the rear, the building faces onto a 5 storey block of flats with the rear of other buildings also fronting the High Street providing an uninspiring street scene.

It is regretted that the renovated shop frontage will be aluminium powder coated and not pick up the style and materials of the original building but there are other similar shop frontages close by and the panel cannot see that this will sway planning officers.

The panel cannot see that this renovation will have any detrimental effect on the nearby conservation area.

COMMENTS ON REPRESENTATIONS RECEIVED:

The shop front design has been amended to wooden.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

CONSERVATION OFFICER comments:

53 High Street is an attractive Victorian building which has been identified by the council as a Building or Structure of Character. As such it is a non-designated heritage asset. It is located in the centre of town in close proximity to other non-designated heritage assets, such as number 51 High Street (which is a mirror image of no.53), as well as the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

The proposal is for the conversion of a significant amount of the building to a residential use. This is considered acceptable as it would allow the building to remain in use, whilst also reflecting the mixed use character of the local area. The retention of the traditional features such as the windows is also

supported, and it is suggested that the two string course items should also remain. The replacement shop front will be of aluminium construction, which is unfortunate.

The proposed extensions are located so as to not be visible in the context of the heritage assets, and as a result will have a neutral impact. The application is considered to not cause harm to the significance of the heritage assets or their setting.

CONSERVATION AREA ADVISORY PANEL comments:

It is regretted that the renovated shop frontage will be aluminium powder coated and not pick up the style and materials of the original building but there are other similar shop frontages close by and the panel cannot see that this will sway planning officers.

The panel cannot see that this renovation will have any detrimental effect on the nearby conservation area.

NATURAL ENGLAND : No objection, subject to the appropriate financial contribution and an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

NATURAL ENGLAND: Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

WSCC HIGHWAYS: No highways concerns were raised. With respect to further consultation on required Travel Plan WSCC concluded: If the Local Planning Authority are satisfied with the requirement for a travel plan it would be advised that the advised amendments are secured via planning condition.

DRAINAGE ENGINEERS - Due to scale, location and type of application no conditions to request. Surface water drainage must be designed/constructed in accordance with Building Regulations.

ENVIRONMENTAL HEALTH: No comments received.

PRIVATE SECTOR HOUSING: No objection.

Full comments are online however it should be noted that the housing standards, including room sizes and facilities must be complied with.

ECONOMIC REGENERATION:

Economic Development are aware of this property and that it has been vacant for some time. Our only concern would be the viability of what will be a reasonably small unit but we are generally supportive of residential space in town centres and have no specific objection to this application.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The applicant/agent followed the advice of Conservation Officer and Conservation Panel and amended drawings replacing proposed aluminium construction of shopfront with a timber framed.

The Appropriate Assessment has been sent to Natural England and approved.

Designation applicable to site:

Within Built Up Area Boundary;
Pagham Harbour Access Management Zone B;
Locally Listed Buildings/Structures of Character; and
Wider Town Centre Area.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
ENVDM5	ENV DM5 Development and biodiversity
HDM1	H DM1 Housing mix
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
RETDM1	RET DM1 Retail development
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WMDM1	WM DM1 Waste Management

Bognor Regis Neighbourhood Plan 2015 Policy 1

Delivery of the Vision

Bognor Regis Neighbourhood Plan 2015 Policy 4

Reducing underuse of property in the town centre

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local

Planning) (England) Regulations 2012.

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.

The policy 1 "Delivery of the Vision" and the policy 4 "Reducing Underuse of Property in the Town Centre" of the Bognor Regis Neighbourhood Plan 2015 are considered to be relevant to 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 considered to comply with 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:

The site is in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan and provided it is in accordance with other policies of the Local Plan covering such issues as character, residential amenity, noise, highway safety & parking and space standards.

Regard should be had to policy SD SP1 of the Arun Local Plan which states "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."

Para 118 (d) of the NPPF states that planning policies and decisions should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops)".

The site is in a sustainable location (town centre) in walking distance of a range of shops, facilities and services including bus stops, a large food store and a railway station therefore complies with policies SD SP2 and SD SP1 of the Arun Local Plan.

HERITAGE:

Policy HER DM2 of the Arun Local plan requires that all Locally Listed Buildings or Structure of Character must be largely intact and not adversely affected by later extensions or alternations and preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Policy HER DM3 stresses the preservation and an enhancement of the character or appearance of the Conservation Area, planning permission will be granted for proposal within or affecting the setting of a Conservation Area, provided it does not harm important views into, out of or within the Conservation Area.

NPPF part16 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. In para 190 the local planning authority is required to consider the significance of heritage assets (including the setting) that may be affected by the proposal.

NPPF para 193 states that considering the impact of a development on the significance of a designated heritage asset, the great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to significance; and where a development proposal (paragraph 196) will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal property is a Locally Listed Building and is sitting in a close proximity to other non-designated heritage assets, such as number 51 High Street (which is a mirror image of no.53), as well as the Bognor Regis (The Steyne and Waterloo Square) Conservation Area.

The proposal is for the conversion of a significant amount of the building to a residential use what is considered acceptable since it would allow the building to remain in use whilst reflecting the mixed use character of the locality. The proposed conversion does not involve any external changes to the front elevation with attractive windows to the upper floors and the existing two string course items and the retention of these traditional features is supported. The replacement shop front would be timber framed (following the advice of Conservation Officer) having a positive impact on the appearance of the proposal building and the locality. The proposed extension would not be visible in the context of the heritage assets and as a result will have a neutral impact. The Conservation Officer shares the opinion that the application is considered to not cause harm to the significance of the heritage assets or their setting.

The development would satisfy the requirements of NPPF, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the policies HER DM2 and HER DM3 of the Arun Local Plan and Policy 1 of the Bognor Regis Neighbourhood Development Plan.

CHARACTER OF THE AREA:

Policy D DM1 of the Arun Local Plan requires that the Council have regard to certain aspects including:
(1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and
(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Policy D SP1 "Design" states: "All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was published for consultation until 21 February 2020. Part R.O1 which deals with Apartments, requires development to provide flatted developments which integrate well with and respond sensitively to their setting. Well-designed apartment buildings will make a valuable contribution to meeting housing.

Para 127 of the NPPF states: "Planning policies and decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)."

There are no changes proposed to the external appearance of front elevation except of the shop front mentioned above. The proposal will transform existing vacant upper floors into residential self-contained flats. Part of this will entail the demolition of the existing single storey rear extension and the construction of a two storey side return. This will allow rear access to the retail unit and the ground floor rear flat. The proposed extension would have a flat roof. The rear elevation of the proposal property faces onto 5 storey block of flats providing uninspiring street scene of Belmont Road.

Two casement windows, one at the first and one at the ground floor level, would be inserted on the southern elevation and two windows on the western elevation of the proposed extension at the first floor level and a door and casement window at the ground floor level; matching with the existing fenestration. The extension would be visually integrated with the rear of the proposal building in sitting, massing and design and would respond to the pattern of surrounded development. It is not considered that the extended property would detract from the local and wider area's character.

The proposal complies with Arun Local Plan policies D DM1, D SP1, Arun Design Guide and with the guidance on character within the NPPF.

NOISE & RESIDENTIAL AMENITY:

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District."

Policy QE DM1 seeks to protect against the impacts of new noise generating development. It states that:

"Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required."

It is not considered a residential use would be a noise generating form of development especially within an area of a mixed use development. The residential use would have similar characteristics to other residential properties in the locality.

All new habitable windows of the south elevation are facing to the street in a separation distance of more than 20m from the habitable windows of 5 storey block of flats to the south. The windows on the western elevation of the proposed rear extension would face to the flank windowless wall of the neighbouring property No 55 High Street. Given the position of the property and the character of locality it is not considered the proposal would cause unacceptable loss of privacy to users and occupiers of nearby properties.

As such it is considered that the proposal complies with Arun Local Plan policies D DM1 and QE SP1.

CAR PARKING & HIGHWAY SAFETY:

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

Parking Standards Supplementary Planning Document, January 2020 states in Principle 4:

2.17 In some locations, limiting parking provision will form part of a strategy to exploit the potential for sustainable transport. In order to realistically promote lower levels of car ownership and use whilst avoiding unacceptable consequences, all of the following must be available or provided:

- Travel plan measures, targeted at reducing car use and thereby reduce ownership levels;
- High levels of accessibility to non-car modes of travel and to local amenities and facilities; and
- Comprehensive parking controls; i.e. Controlled Parking Zone.

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

According to the requirement of Parking Standards 1 parking space for 1 bed flat within Parking Behaviour Zone 4 is required. Nil parking spaces and no parking capacity survey are provided. The option is a local parking in Arun DC car parks and off-road parking with tickets if required during the day.

With respect to the requirement of Parking Standard, Principle 4, Travel Plan has been submitted and consulted by WSCC Highways. Amendments were suggested to be secured via planning condition.

Since the proposal is for four 1 bed flats in a sustainable location of Bognor Regis with shops in walking distance. Bognor Regis railway station is approximately 1 min walk and London Road is approximately 350m away. Bus stops here offer connections towards Felpham, Littlehampton and Chichester it is considered to be acceptable.

The provision of bin and recycling storage would be located to the rear of rear yard of the proposal property with a cycle storage behind.

It is considered the proposal would satisfy policy T SP1 of the Arun Local Plan and with the guidance on highways within the NPPF.

INTERNAL & EXTERNAL SPACE STANDARDS

Policy D DM2 states: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the building is suitable for residential use.

The 1bed/2persons flats (flat 1 and 3) would have an internal space area of 54.2sqm and 51.1sqm whilst the requirement according to the space standards is 50sqm. The 1bed/1person flats (flat 2 and 4) would have an internal space area of 40.7sqm and 47.2sqm whilst the requirement according to the space standards is 39sqm. It was noted that flats 1 and 3 (in proposed 2 storey extension) would have rather poor outlook. However, given the very central location of the proposed development and a specific pattern of development within area with deep rear outriggers it is acceptable.

The proposed flats exceed minimal space standard required by the Nationally Described Space Standards.

Arun Local Plan policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Arun Design Guide part H.04 advises on Residential Outdoor Amenity & External Space Standard:

- All development should provide residents with access to outdoor amenity space, whether private or communal.

The proposal does not benefit from rear garden however there is a yard with open space which provides some amenity area an potential space for outdoor washing/drying.but Hotham Park and the beach are in walking distance of the site. Residents will be able to easily access outdoor places for recreation etc.

Whilst the proposal complies with the relevant internal standards it fails to comply with external standards providing no amenity space. However it is considered to be acceptable given the vicinity of public open space and the coast and the town centre location.

IMPACT ON THE PAGHAM HARBOUR SPECIAL PROTECTION AREA:

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance.

NPPF, paragraph 170.a) stresses that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status).

The site lies in the designated Zone B and accordingly it was necessary to apply this requirement. The applicant has agreed to the £3,484 contribution.

According to Natural England's advice, an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), PART 6, Chapter 2 should be carried out. Therefore it should be considered whether the proposed development as a whole, notwithstanding financial measures, is likely to have a significant effect on the Pagham Harbour Special Protection Area.

It is considered that the application for the conversion and extension of property No 53 High Street resulting in four new 1bed flats results in recreational disturbance only to Pagham Harbour.

Having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the Joint Pagham mitigation scheme, Arun District Council conclude that with mitigation the plan or project will not have an Adverse Effect on the Integrity of the European protected site(s).

The Appropriate Assessment has been sent as requested to Natural England and their comments have been received stating that all mitigation measures are appropriately secured in any planning permission given.

SUMMARY

The conversion and extension resulting in creation of four flats represent an efficient use of urban land without compromising the visual amenities or character of the area, highway safety or the amenities of nearby residential occupiers. The proposal is sustainable development and is in a general compliance with development plan policies. The recommendation to approve is made subject to conditions and informative.

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

This decision will be granted with a S106 legal agreement relating to a contribution of £3,484 towards the cost of delivering measures to avoid or mitigate to an acceptable level, the harm caused to Pagham Harbour by the Development.

CIL DETAILS

This application is not CIL liable as it falls within in Zone 4 and the 'Flats' element is Zero rated.

RECOMMENDATION

- 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:

Dwg No 04, Rev B, Proposed Floor Plans;
Dwg No 05, - Proposal Sections;
Dwg No 06, Rev B, Proposed Front and Rear Elevations;
Dwg No 07, - Block Plan; and
Dwg No 08, - Location Plan.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.
- 4 The bin store as shown on the approved plans should be available prior to occupation of the flats. This space shall thereafter be retained at all times for their designated purpose.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.
- 5 No part of the development shall be first occupied until the plans and details of covered and secure cycle parking spaces have been submitted to and approved by the Local Planning

Authority. The facilities so approved shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with policy TSP1 of the Arun Local Plan.

- 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 (DPC) 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.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 8 No construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan

- 9 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.