

Recommendation Report for Planning Permission

REF NO: BR/231/19/PL

LOCATION: 86 Annandale Avenue
Bognor Regis
PO21 2EX

PROPOSAL: Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Erection of first floor rear extension to provide 1 no. 2 bedroom flat (resubmission following BR/317/18/PL).
SITE AREA	860 sq/m
RESIDENTIAL DEVELOPMENT DENSITY (NET)	46.5 dph (proposed)
TOPOGRAPHY	Predominantly flat.
TREES	No protected trees on site. Established vegetation and tree planting along northern boundary of the site. Trees of c. 6m in height along the northern boundary of No. 84 Allendale Avenue.
BOUNDARY TREATMENT	Northern and eastern boundaries comprise a combination of brick wall and timber board fencing with vegetation of approximately 4m in height. Low lying flint walling is present to the primary (western elevation). Established tree planting of c. 6m along the southern boundary with 1.8m high wall/close boarded fence to boundary of No. 84 Allendale Avenue.
SITE CHARACTERISTICS	Site comprises a locally listed building which has been extended to the rear. The building was previously converted to 3 no. self-contained dwellings in the form of apartments. The building sits on a corner plot off Annandale Avenue and Chichester Road. The site has a large rear garden which wraps around the rear of 84 Allendale Avenue.
CHARACTER OF LOCALITY	The locally listed building comprises a detached two storey building. It is finished in a mix of exposed brickwork to its lower storey and grey render/pebble dash detailing at first floor with a tiled roof. Its significance derives from the primary elevation fronting Allendale Avenue. The locality of Annandale Avenue comprises namely residential buildings featuring a mix of houses and flats. A number of the properties have been converted into flats. The side and rear elevations of the site can be appreciated from the junction of Chichester Road/Gordon Avenue. From

this position the defining character is defined by two storey properties where the side elevations of buildings are visible. Screening along the northern boundary of the site contributes to a softened setting of this area.

RELEVANT SITE HISTORY

BR/317/18/PL	Erection of a first-floor rear extension & the provision of 2 No. two bedroomed flats (resubmission following BR/42/18/PL).	Refused 13-05-19
BR/42/18/PL	2 No. 2 bedroom flats, one on first floor & one on second floor over existing single storey flat.	Refused 26-06-18
BR/74/17/PL	Conversion of the ground floor to create 2 No. self contained flats.	App Cond with S106 09-06-17
BR/166/10/	Variation of Condition No 3 imposed on BR/67/91 and Condition No 2 imposed on BR/102/03 to increase number of children from 34 to 42.	ApproveConditionally 19-08-10
BR/102/03/	Conversion of 1st floor into self contained flat together with ground floor classroom & toilet extension to child day nursery	ApproveConditionally 03-06-03

Planning application BR/317/18/PL proposed the 'erection of a first-floor rear extension and the provision of 2 no. two bedroomed flats (resubmission following BR/42/18/PL).' This application was refused on the following:

1. Scale of the proposed two floor extension to the rear of 86 Allendale Avenue will result in an overbearing impact on the amenity of the existing rear windows of no. 84 and its garden causing harm to the living conditions of the occupants.
2. In the absence of a signed legal agreement, the application fail to make a financial contribution towards the cost of providing accessible natural open green spaces to mitigate the impact of the new residential occupants on the Pagham Harbour Special Protection Area.
3. In the absence of a Heritage Statement, the application fails to give due regard to the impact of the proposals on non-designated heritage assets.

The applicant has provided a completed S106 legal agreement in response to reason 2. The applicant has also provided a Heritage Statement to seek to respond to reason 3.

The 2018 application proposed an increase in roof height of c. 5.1m. By comparison this application proposes an increase of roof height by c. 2.8m with changes to fenestration and detailing.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

Two letters of objection have been received that detail the following:

- Neighbours will be heavily impacted by the development, losing both privacy and light
- There will be some loss of privacy to No. 82
- Overdevelopment in the area has led to serious problems relating to parking in the evenings
- Precedent setting for all houses in the road
- Council has a duty to preserve harmony in the community
- Development already taken place at No. 86 takes the number of dwellings to a reasonable maximum, whilst the development has had a slight detrimental impact on the community, it can be considered the maximum tolerable without causing too much unnecessary discord
- Impacts upon parking along Allandale Avenue which is regularly used by people using the train
- Access for existing residents to their properties is already difficult
- Decrease in nearby property values

COMMENTS ON REPRESENTATIONS RECEIVED:

The decrease in nearby property values does not fall within the remit of the planning process. Whilst concerns regarding precedent setting are noted, every planning application is assessed on its own merits owing to its site specific factors. Matters relating to privacy, overdevelopment and parking are addressed in the following sections below.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Natural England

Environmental Health

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

ARUN DISTRICT COUNCIL DRAINAGE

Any alterations to surface water drainage must be designed and constructed in accordance with building regulations

WEST SUSSEX COUNTY COUNCIL HIGHWAYS

- Site located in a sustainable location where access to alternative means of travel are available
- Proposal would not have a 'severe' impact on the operation of the Highway network
- No transport grounds to resist the proposal
- Suggest conditions relating to cycle parking provision

NETWORK RAIL

No objection

NATURAL ENGLAND

- Application will result in a net increase in residential accommodation and the coastal Special Protection Area(s) may result in impacts from increased recreational disturbance.

- Your Authority has measures in place to manage these potential impacts through the agreed strategic solution which we consider to be ecologically sound

COMMENTS ON CONSULTATION RESPONSES:

Responses are provided in the detailed sections below.

POLICY CONTEXT

Designation applicable to site:

- Built up Area Boundary
- 2km Buffer of Bognor Regis and Felpham SSSIs
- Pagham Harbour Access Management Zone B
- WSCC Mineral Consultation 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
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM2	ENV DM2 Pagham Harbour
HDM1	H DM1 Housing mix
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WSP1	W SP1 Water

[Bognor Regis Neighbourhood Plan 2015 Policy 1](#)

Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and the Bognor Regis (2015-2030) Neighbourhood Development Plan August 2015.

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

Bognor Regis has a made Neighbourhood Plan and the relevant policies are considered in this report.

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 the development by reason of its size and scale would not cause demonstrable harm to nearby residential amenity, the character of the area or the highway network.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to warrant a decision otherwise than in accordance with the development plan.

CONCLUSIONS**PRINCIPLE**

The development utilises an existing site which currently provides 3 residential dwellings which would deliver a further additional dwelling towards the Council's annualised housing targets. The development would deliver these additional dwellings on a previously developed site which is sustainably located within the built up area boundary.

However, all development is assessed against the Development Plan when taken as a whole, whilst being balanced against other material considerations.

DESIGN AND VISUAL AMENITY

Policies D SP1, D DM1 and D DM4 of the Arun Local Plan require extensions to sympathetically relate to the existing buildings in terms of siting, massing, design, form, scale and materials. Policy D DM4 requires that extensions are visually subservient to the main building and do not compromise the established spatial character and pattern of the place.

The application proposes a significant reduction in height, scale and massing from the refused application BR/317/18/PL. Namely, the increase in height of the building has been reduced from 5.1m to 2.8m with alterations to the fenestration and detailing.

This reduction in overall height means that the rear extension would appear as a subservient element to the main host building. The ridge and eaves height would be lower than the main property which would ensure a clear hierarchy of development is established across the site.

The fenestration has been amended in this application. Namely, 2 no. dormer windows have been inserted within the eaves line which are positioned at the same level of the windows of the host building. Subject to their glazing bar detailing according with those found in the main host building, visual continuity would be achieved throughout the site. 3 no. velux style roof lights are proposed in the southern elevation which are set at 1.7m above FFL. These would appear as sympathetic additions to the main roof of the building and would not have any visual prominence.

An indicative materials schedule has been provided. However, a condition will be imposed requiring details of all materials and windows used in the extension to be submitted to and approved by the Local Planning Authority, prior to their application.

For the reasons set out above, the development would accord with Local Plan Policies D SP1, D DM1 and D DM4.

INTERNAL SPACE STANDARDS

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.

The proposed apartment comprises 1 no. 2 bedroom dwelling providing 4 no. bed spaces. The GIA of the apartment comprises 77.23 sq/m which exceeds the required 72 sq/m required by nationally described space standards.

Therefore, the development accords with Policy D DM2 of the Arun Local Plan.

RESIDENTIAL AMENITY

Policy D DM4(b) of the Arun Local Plan requires extensions to existing buildings to provide a high standard of amenity. Policy QE SP1 of the Arun Local Plan requires development to not have a significantly negative impact upon residential amenity.

Application BR/317/18/PL, which sought a larger scheme in terms of height, was assessed for impacts upon daylight and sunlight under BRE guidelines. The conclusions to the BRE assessment was that 'the reduction in daylighting to the windows of the neighbouring buildings is less than the value that is considered to represent a notable impact'.

The neighbouring habitable rooms and receptors have not changed since the publication of this report and given the scheme represents a significant reduction in height, any identified non-notable impact, would be reduced under BRE guidelines. The applicant has submitted an addendum to this report at the request of the Local Authority which confirms these findings.

However, impacts upon perceived overmassing may still be present regardless of the conclusion of the BRE assessment. In this instance, the windows serving the living/kitchen/dining room of 84 Annandale Avenue would not infringe upon the 45 degree line. Whilst the building height would be increased, there is a belt of 6m high trees within the boundary of 84 Annandale Avenue which provides effective screening and filtering of the building, mitigating any unacceptable level of perceived

overlooking/overmassing. It is acknowledged that the visual outlook of the occupants of No. 84 will change; however, this change does not result in any unacceptable impacts nor harm that would warrant the refusal of planning permission.

Letters of representation were received which alleged a loss of privacy to No. 82 Annandale Avenue. Owing to the boundary treatments, tree planting along the boundaries, existing single storey outbuilding and position and nature of the proposed rooflights, the development would not give rise to any unacceptable impacts upon privacy to the occupants of No. 82.

The proposed rooflights are set at 1.7m above FFL and fixed as non-opening which ensure no overlooking would occur. Subject to the imposition of an appropriately worded condition, no impacts upon privacy would result.

Paragraph 123(c) of the NPPF makes clear that authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Taking into account the above assessment, the development would provide a high standard of amenity and not have any significantly negative impact upon residential amenity, whilst making an efficient use of the site; in accordance with Policies D DM4 and QE SP1 of the Arun Local Plan and paragraph 123 of the NPPF.

LOCALLY LISTED BUILDING

No. 86 Annandale Avenue comprises a locally listed heritage asset. Its significance relates mainly to the original building and its outward looking appearance to Annandale Avenue. The rear of the building has less significance which has been evidenced in the subsequent alterations and extensions.

Paragraph 197 of the NPPF makes clear that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Local Plan Policy HER DM2 of the Arun Local Plan requires proposals for extensions of buildings on the Local List will be expected to relate sensitively to the building and its setting and respect its architectural landscape or historic interest. The LPA are required to preserve features of such buildings which contribute to that interest.

The proposed design of the rear extension, falling within the overall silhouette of the locally listed building, would not be visible from the primary elevation which provides the significance. The proposed fenestration of eaves level windows would ensure a positive relationship between the latter additions and original locally listed building.

On the basis of the above, the proposed extension would not harm the significance of the primary elevation which warranted inclusion of the building on the local list.

A condition should be imposed to require additional details of the proposed fenestration and materials to ensure the extension will relate sensitively to the building and respect its architectural interest.

Taking the above factors into account, the development would accord with the contents of Policy HER DM2 of the Arun Local Plan and paragraph 197 of the NPPF.

5 YEAR HOUSING LAND SUPPLY POSITION

Arun District Council are unable to demonstrate a 5 Year Housing Land Supply on the date of this assessment. The National Planning Policy Framework (July 2019) makes clear at paragraph 117 that planning decisions should promote an effective use of land in meeting the need for homes.

Paragraph 118(d) of the NPPF states that planning 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).

Paragraph 118(e) of the NPPF states that planning decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Paragraph 122 of the NPPF states planning decisions should support development that makes efficient use of land taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

Paragraph 123 of the NPPF states that where there is an existing shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. Criteria (c) of paragraph 123 states that in this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

These revisions to the NPPF, dated July 2019, are given significant weight as material consideration in the absence of the Council being able to demonstrate a 5 year Housing Land Supply.

INTERNATIONALLY DESIGNATED SITE OF IMPORTANCE

The application site falls within 2km of the Bognor Reef and Felpham SSSIs. Policy ENV DM1 of the Arun Local Plan requires proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance will not normally be permitted.

The proposed development relates to a first floor extension over an existing footprint within a previously developed built-up area. On this basis, the development is unlikely to have an adverse effect on the designated SSSI's. Therefore, the development accords with Policy ENV DM1 of the Arun Local Plan.

NATIONALLY DESIGNATED SITES OF IMPORTANCE

The application site falls within the 5km buffer of the Pagham Harbour Special Protection Area. Within Zone B Policy ENV DM2 of the Arun Local Plan all new residential development which is likely to have an impact on Pagham Harbour will be required to make developer contributions towards the agreed strategic approach to access management at Pagham Harbour.

The applicant has provided an according S106 agreement to facilitate payment of the agreed financial contribution which provides accordance with Policy ENV DM2 of the Arun Local Plan.

HIGHWAYS, TRANSPORT & PARKING

The proposed development would result in the increase of an additional 2 bedroomed residential unit. Policy T DM1 of the Arun Local Plan states the Council will support development that incorporates appropriate levels of parking. The WSCC Parking Guidance SPG requires 1.1 spaces for a 2

bedroomed dwelling in Parking Behaviour Zone 4.

The consultation response from West Sussex County Council concluded that the LHA does not consider that the proposal for a new dwelling would have 'severe' impact on the operation of the Highway network and is therefore not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

The site is acknowledged as being in a sustainable location, being within walking distance of Bognor Regis Railway Station, bus routes and services required for day-to-day living.

Concerns have been raised by neighbours within the consultation period regarding existing pressures for on-street parking along Annandale Avenue. However, the LHA have assessed that the proposals would not result in a severe impact and the site is also located in a highly sustainable location.

Paragraph 102 of the NPPF requires development proposals to maximise opportunities to promote walking, cycling and public transport use to be identified and pursued. Paragraph 105 of the NPPF requires that parking standards for residential development take into account the accessibility of development and the availability of an opportunities for public transport.

On this basis, the development would reflect the Government's presumption towards delivering housing in sustainable locations which reduces the reliance upon private motor vehicle, in accordance with NPPF provisions. Therefore the development accords with Policy T DM1 of the Arun Local Plan and paragraph 102 of the NPPF.

BIN AND CYCLE STORAGE

The WSCC Parking Guidelines SPG outlines cycle provision. Flats of up to 3 rooms should comprise 0.5 spaces (if communal storage) or 1 space (individual private storage). The submitted Proposed Block Plan shows provision for bin and cycle storage at the rear of the site and sufficient room appears to be present to accommodate required standards.

No specifications have been provided within this submission; therefore, a condition will be submitted requiring details of the bin and cycle storage to be provided prior to the occupation of the dwelling hereby permitted.

Subject to the imposition of the above condition, the development will accord with WSCC guidelines under Policy T SP1 of the Arun Local Plan.

LANDSCAPING

Policy D SP1 of the Arun Local Plan requires all development proposals to reflect the characteristics of the site and local area which includes having regard to proposed landscaping.

The site provides significant screening along the northern boundary of the site which fronts Chichester Road. This landscaping is not formally protected by way of Tree Preservation Order or Conservation Area, but provides significant public amenity value by providing effective screening of the building, thus contributing to the character of the area.

There are no proposals to alter the landscaping.

WATER SUPPLY AND QUALITY

Policy W DM1 of the Arun Local Plan requires development to provide sufficient water supplies to be provided prior to occupation to serve development and for such water supply to not be detrimental to existing water quality.

The development site appears to be served by mains water and owing to its first floor nature, would allow connections to the existing network.

Taking this factor into account, the development accords with Policy W DM1 of the Arun Local Plan.

SUMMARY

The development is considered to accord with the policies contained within the Development Plan as a whole having had regard to the principle of development, design and visual amenity, internal space standards, residential amenity, heritage assets, highways and parking provision, bin and cycle storage, landscaping and water; subject to a contribution towards recreational impacts on Pagham Harbour. There has been no material considerations raised within the application period that are of such significance that outweigh the compliance with the Development Plan.

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 applicant has entered into a S106 agreement to provide a financial contribution of £871 towards mitigating additional recreation pressures on the Pagham Harbour SPA. This contribution satisfies Regulation 122 of the CIL Regulations.

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 roof lights hereby permitted at first floor level in the southern elevation shall be located 1.7m above finished floor level or higher.

Reason: In the interests of neighbouring amenity and privacy in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans Location Plan (Drawing 1), Block Plan (Drawing 4), Proposed Site Plan (Drawing 5), Proposed Elevations (Drawing 6) and Proposed Floor and Roof Plans (Drawing 7).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 4 Prior to the application of materials on the external facings of the development hereby permitted, a schedule of materials and finishes to be used for external walls and roofs of the development shall be submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies D SP1, D DM1, D DM4 of the Arun Local Plan.

- 5 Prior to the insertion of windows hereby shown on the approved plans, details shall be submitted to the Local Planning Authority for approval. The windows shall be inserted in accordance with the details approved and retained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of safeguarding the significance of the locally listed building by endeavouring to achieve a building of visual quality in accordance with policy HER DM2 of the Arun Local Plan.

- 6 Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby permitted. The details so approved shall be installed prior to occupation and retained in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.

- 7 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 details so approved shall be installed prior to occupation and retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan and WSCC Parking Standards Guidance SPG.

- 8 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 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.

- 9 **INFORMATIVE:** Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works.

Arun District Council requires 3m clearance between any structure and the bank of an ordinary watercourse and 3m clearance between any structure and a culverted ordinary watercourse. This is to ensure that no construction will occur that will limit the current or future landowners ability to conduct maintenance to the watercourse in line with their responsibilities under the Land Drainage Act 1991.

- 10 **INFORMATIVE:** Please note that related to this permission there is an agreement under Section 106 of the Town & Country Planning Act 1990 which provides a contribution of £871 towards offsetting recreational impacts upon the Pagham Harbour SPA.
- 11 **INFORMATIVE:** This permission conveys consent under planning legislation only and contravention with other legislation e.g. protection of wildlife etc. should be considered.