

Recommendation Report for Planning Permission

REF NO: BR/302/19/PL

LOCATION: Chandos
Elm Grove
Bognor Regis
PO21 2SW

PROPOSAL: Demolition of outbuildings & construction of 1 No. 2-bed dwelling & associated works (amendment to planning permission ref: BR/46/19/PL).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes the demolition of outbuildings and construction of 1 no. 2 bedroom dwelling and associated works (amendment to planning permission ref: BR/46/19/PL).
SITE AREA	0.02 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	50 dph (proposed)
TOPOGRAPHY	Predominantly flat.
TREES	Some small trees to the rear of the property including some seen from the street via the driveway of the neighbouring property (Arbory).
BOUNDARY TREATMENT	1.92m - 2m high existing fence to the boundary with the driveway of Arbory.
SITE CHARACTERISTICS	Existing side garden to Chandos with a concrete double garage (with low pitched roof) and attached greenhouse to the front of the site. There is also a small timber shed at the rear of the site. The greenhouse is in turn attached to the side bay window of the dwelling. Chandos is a detached dwelling with a ground floor and two additional floors in the roof space. It is white rough rendered with a dark clay tile roof. It has a single garage with parking space in front to the other side (north) and there is unrestricted on-street parking along the length of the frontage.
CHARACTER OF LOCALITY	Residential. Mix of three storey chalet bungalows (similar to Chandos) and 2.5 storey detached/semi-detached houses. The dwelling opposite (Cheritree) is of a very similar design to the proposed and is different in height, style and width to the other existing surrounding houses. The nearest affected dwelling is Elmside to the south which has no flank windows. Between the site and Elmside is a driveway leading from Elm Grove to the property named Arbory which is located to the rear of Elmside.

RELEVANT SITE HISTORY

BR/46/19/PL	Demolition of outbuildings & extension & construction of 1 No. 2-bed dwelling & associated works.	App Cond with S106 15-07-19
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Planning permission was granted in 2019 (LPA ref: BR/46/19/PL) for the following development:

'Demolition of outbuildings and extension and construction of 1 No. 2-bed dwelling and associated works'

The assessment concluded that 'there is no in principle objection to residential development on this site within the built up area and it is considered that the proposal complies with development control criteria concerning highway safety, character, residential amenity, parking and internal space standards. It is therefore recommended that the application be approved subject to the following conditions and the signed S.106 legal agreement covering a financial contribution in respect of Pagham Harbour.'

BR/46/19/PL granted consent for a building of a similar appearance, height, scale, massing and footprint. The principle difference between the consented scheme and proposed scheme is a slight increase in separation distance between the proposed dwelling and Chandos to the north.

The Local Planning Authority would typically consider the nature and extent of such a change as a non-material amendment. However, owing to the revision of the submitted red line, a fresh application has been triggered.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

No objection.

No third party representations received.

COMMENTS ON REPRESENTATIONS RECEIVED:

N/A

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Environmental Health

WSCC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

WEST SUSSEX COUNTY COUNCIL HIGHWAYS

Previously the Local Highways Authority (LHA) has been consulted on matters at this location under

application BR/46/19/PL. This sought the Demolition of outbuildings and extension and construction of 1 No. 2-bed dwelling and associated works, the LHA gave advice on the proposal, where no highways concerns were raised.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and there are no transport grounds to resist the proposal.

(Please see full consultation response for recommended conditions).

ARUN DISTRICT COUNCIL DRAINAGE

Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

COMMENTS ON CONSULTATION RESPONSES:

These comments are considered in full in the following sections of this assessment. A further round of consultation was undertaken to reflect the signing of Ownership Certificate A; due to a change in land ownership upon submission of the application.

POLICY CONTEXT

Designation applicable to site:

- 2km Buffer of Bognor Reef SSSI
- Pagham Harbour Access Management Zone B
- Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
HDM1	H DM1 Housing mix
HSP1	HSP1 Housing allocation the housing requirement
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems

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.

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 complies with the policies contained within the Development Plan when taken as a whole and the material considerations identified are not of sufficient weight to outweigh compliance with Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

There are no material considerations identified that would warrant a decision other than in accordance with the policies contained within the Development Plan.

CONCLUSIONS**PRINCIPLE**

Arun District Council are unable to demonstrate a 5 year Housing Land Supply at the time of this assessment which therefore triggers the presumption in favour of sustainable development under footnote 7 and paragraph 11(d) of the National Planning Policy Framework (2019). Applying the presumption in favour of sustainable development for decision taking means granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

Paragraph 8 of the National Planning Policy Framework outlines the three overarching objectives to achieve sustainable development in the planning system; comprising economic, social and environmental objectives. The development would provide housing in a sustainable location that would provide access to jobs which would support the local economy (economic). The development would provide a range of homes that could meet the needs of present and future generations (social). The

development would make an effective use the land on a previously developed site (environmental).

However, paragraph 11(d)(ii) makes clear that decisions should be taken in accordance with the policies in the Framework unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. A full assessment of all matters and their significance are outlined in the below assessment.

DESIGN AND VISUAL AMENITY

Paragraph 127 of the National Planning Policy Framework requires planning decisions to ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Developments should be visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscaping setting and maintain a strong sense of place, using the arrangements of streets, spaces, buildings types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Paragraph 130 of the National Planning Policy Framework makes clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D DM1 of the Arun Local Plan requires that the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping and design features. Policy D DM1 requires that development demonstrates a high standard of architectural principles, use materials and feature hard and soft landscaping that reflect the local area. Policy D DM1 states that housing makes 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. Local Plan policy requires the scale of development keep within the general confines of the overall character of a locality.

The proposed plot would be smaller in size than that retained for Chandos and also smaller than the majority of other plots in the area. However, it will be similar in shape and only just smaller than the neighbouring plots to the south (including Elmside). Therefore, the resultant plot width/size would not be out of character with its surroundings.

The proposed street scene drawings demonstrate that the new dwelling would be lower in height than both Elmside and Chandos. Whilst this could be considered as being out of character, regard is had to the existing low pitched double garage on the site and also the difference in height and design between Elmside and Chandos. Furthermore, the proposed dwelling would appear to be very similar in height and design as the adjacent dwelling (Cheritree) opposite.

The proposed design was considered to be acceptable under extant planning permission BR/46/19/PL which is both a recent and implementable planning permission. The proposed increased separation distance between the proposed dwelling and adjacent Chandos is considered to be beneficial to the overall streetscene which is an improvement to the applicant's fall-back position of BR/46/19/PL.

An indicative palette of materials has been provided in the application forms; however, a condition will be imposed requiring details of materials and finishes to be used for external walls and roofs to be submitted to and approved by the Local Planning Authority to ensure a high quality design. Such a condition meets the tests outlined in paragraph 56 of the NPPF.

Therefore, the proposed new dwelling would not result in any harm to the established character of Elm

Grove or to the visual amenities of the streetscene. The changes to the flank elevation of Chandos are not considered to be significant or harmful in any way. The proposal therefore complies with paragraphs 127 and 130 of the National Planning Policy Framework and policies D DM1 and D SP1 of the Arun Local Plan.

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 dwelling comprises a 2b4p dwelling and Nationally Described Space Standards require a total GIA of 79 sq/m. The GIA comprises c. 82 sq/m and therefore exceeds the nationally described space standards in accordance with Policy D DM2 of the Arun Local Plan.

RESIDENTIAL AMENITY

Paragraph 127(f) of the National Planning Policy Framework (2019) requires planning decisions to create places with a high standard of amenity for existing and future users. However, this should be balanced against paragraph 123(c) that requires Local Authorities, when considering applications for housing, to 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).

Policy D DM1 requires the Council to have regard to certain aspects when considering development, including having minimal impact to users and occupiers of nearby property and land. Policy QE SP1 requires the Council to ensure that all development contributes positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity.

The proposed dwelling would be sited on the same building line as Chandos and Elmside. Only Chandos has flank windows (and will have less flank windows than as present due to the removal of the flank bay) and these can be screened out by new boundary fencing. To the rear, views of the garden of 29 Tennyson Road are partially protected by 29's own rear outbuilding and any views of the garden area beyond this will be at the distance of at least 14m.

There will be some shading of Chando's own garden when the sun is south east of the new house, but Chandos has a large garden and the impact will therefore be restricted to a small area and only a small part of the day. In considering the acceptability of the impact on the adjacent property of Chandos, significant material weight is given to the extant planning permission BR/46/19/PL which proposes a building of a similar size and scale, but closer to Chandos where a greater impact would result. This should also be balanced against paragraph 123(c) above that requires Local Authorities to take a flexible approach in applying policies and guidance relating to daylight and sunlight.

It is noted that 2 no. bathrooms are provided at first floor level. Owing to the proximity and relationship of the existing dwellings to the proposed, a condition will be imposed requiring the windows serving these bathrooms to be obscure glazed at all times. Such obscurity will safeguard the amenities of the future occupants of the dwelling and would therefore satisfy the tests contained within paragraph 56 of the NPPF.

Further, given the tight nature of the plot, which is typical of developments being delivered on previously developed sustainably located sites, limited private amenity space is available. Whilst the level of space is considered acceptable, should the applicant's permitted development rights be exercised then this would prejudice the provision of the limited amenity space, harming the amenities of the occupants. Therefore, a condition will be imposed requiring the removal of permitted development rights. Such a

condition would satisfy the tests contained within paragraph 56 of the NPPF.

Concerns were raised throughout the public consultation period regarding the construction process of the dwelling and its impact upon neighbouring amenities. Owing to the residential nature of the locality, a condition will be imposed requiring the submission of a Construction Management Plan to maintain the amenities of neighbouring residents.

On the basis of the above assessment and considerations, the development would not give rise to unacceptable or significant impacts upon the amenities of neighbouring properties and would therefore accord with paragraphs 123 and 127 of the National Planning Policy Framework and policies D DM1 and QE SP1 of the Arun Local Plan and paragraph 127 of the National Planning Policy Framework.

HIGHWAYS AND PARKING

Paragraph 108 of the National Planning Policy Framework states that in assessing specific applications for development it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 109 of the National Planning Policy Framework states that 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.

Policy T SP1 seeks to ensure development provides safe access on to the highway network, contributes to highway improvements and promotes sustainable transport; including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Policy T SP1 states the Council will support transport and development which incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision. Policy T DM1 also requires that new development be located within easy access of established non-car transport modes/routes and also seek to contribute to the improvement of such routes and facilities.

The proposal makes no provision towards off-street parking. Instead parking will be accommodated on-street to the front of the dwelling. Given the existing garage access, the proposed dwelling would benefit from unrestricted on-street parking forward of its 9m frontage. This equates to just under 2 car parking spaces which would be sufficient for a dwelling of this size. However, there is no right to the use of on-street parking and therefore no guarantee that this will always be available. It is however reasonable to assume that the parking demand of 1 space can be met through existing on-street parking in the area which would be eased by additional cumulative on-street capacity.

WSCC Highways have assessed the proposal and raise no objections. They do not consider that highway safety would be detrimentally affected through the proposed on-street parking arrangements that could follow and they also consider the site to be sustainably located such that future occupiers of the dwelling would not be reliant on the use of a private motor vehicle.

Whilst it is acknowledged that off-street parking is not provided, provision towards electric charging points should still be provided to allow for vehicles parking outside the house, on road, to charge electric vehicles. Such an approach is consistent with Policy QE DM3 of the Arun Local Plan and Arun District Council Supplementary Planning Guidance. Therefore, a condition will be applied requiring facilities to enable the charging of electric vehicles to serve the dwelling. Such a condition satisfies the tests in paragraph 56 of the NPPF.

As per extant planning permission BR/46/19/PL, a nil parking provision is acceptable in this case owing to the site specific attributes and the extant permission. Therefore, the proposal accords with paragraphs 108 and 109 of the National Planning Policy Framework and policies T SP1 and T DM1 of the Arun Local Plan and National Planning Policy Framework.

BIN AND CYCLE STORAGE

The submitted Proposed Site Plan details provision of bin storage forward of the primary elevation. Detailed is cycle storage within the rear amenity space of the proposed dwelling. No details have been provided regarding the capacity of these details in accordance with WSCC guidelines.

A condition will be imposed requiring details of the bin and cycle storage and their enclosure to be submitted prior to the occupation of the dwelling permitted.

Such an approach accords with Policies T SP1, T DM1 and WM DM1 of the Arun Local Plan.

NATIONALLY DESIGNATED IMPORTANT SITES

The application site falls within 2km of the Bognor Reef SSSI. 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 utilises an existing footprint that is previously developed in a suburban location. On this basis, the development is unlikely to have an adverse effect on the designated SSSI. Therefore, the development accords with Policy ENV DM1 of the Arun Local Plan.

INTERNALLY DESIGNATED IMPORTANT SITES

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 requires 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 S111 agreement to facilitate payment of the agreed financial contribution under Policy ENV DM2(b)(i) which provides accordance with this policy.

ENERGY AND CLIMATE CHANGE MITIGATION

Policy ECC SP2 of the Arun Local Plan requires all new residential development to be energy efficient and demonstrate how they will achieve energy efficiency measures that reflect the current standards applicable at the time of submission, use design and layout to promote energy efficiency and incorporate decentralised, renewable and low carbon energy supply systems, such as solar panels.

A condition will be imposed requiring submission of a scheme for approval prior to occupation to demonstrate how the new dwelling will incorporate the above. Subject to this condition the development will accord with Policy ECC SP2 of the Arun Local Plan.

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

SUMMARY

The application has been assessed having regard to the tilted balance under paragraph 11(d) of the National Planning Policy Framework owing to the Council's current 5 year Housing Land Supply position, having regard to the above identified matters. There have been no adverse impacts associated with the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework, taken as a whole. Therefore, planning permission can be approved subject to the following conditions and the signed legal agreement covering a financial contribution in respect of Pagham Harbour.

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

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 £871 towards the provision of accessible natural open green space to offset the impact of the development on the Pagham Harbour Special Protection Area.

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: 1080 100 DP Location Plan, 1080 101 DP Existing and Proposed Block Plan, 1080 102 DP Proposed Site Plan, 1080 103 DP Proposed Floor Plans, 1080 104 DP Proposed Elevations and 1080 105 DP Proposed Street Scene.

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

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

- a. An indicative programme for carrying out of the works
- b. Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. The parking of vehicles of site operatives and visitors
- f. Loading and unloading of plant and materials, including permitted times for deliveries
- g. Storage of plant and materials used in constructing the development
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders)
- j. Measures to control the emission of dust and dirt during construction
- k. A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan 2011 - 2031. This has been requested by the Council's Environmental Health department and is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- 4 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 5 No development above damp proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character & appearance of the surroundings by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until covered and secure bin storage and cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. Such approved bin and cycle storage shall thereafter be retained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

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

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework

- 8 The new dwelling shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the new house will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

- 9 No demolition or construction 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 noise generating working activities on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Local Plan.

- 10 The two first floor bathroom windows on the front and rear elevations of the building hereby permitted shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of future occupiers in accordance with policy D DM1 of the Arun Local Plan.

- 11 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (excepting porches and dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the amount of private amenity space in accordance with policy D DM1 of the Arun Local Plan.

- 12 INFORMATIVE: This decision has been granted in conjunction with a Section 111 legal agreement relating to a contribution of £871 towards the provision of accessible natural open green spaces to serve the Pagham area.

- 13 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 14 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.

- 15 INFORMATIVE: A formal application for connection to the public sewerage system may be required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructurecharges>.