

Recommendation Report for Planning Permission

REF NO: BR/311/17/PL

LOCATION: Aldwick Rest Home
92-94 Aldwick Road
Bognor Regis
PO21 2PD

PROPOSAL: Internal & external alterations for creation of 16 No. flats for use as emergency housing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The flats will comprise of: 7 x studio flats; 1 x DDA compliant studio flat; 5 x 1 bedroom flats; 1 x DDA compliant flat; and 2 x 2 bedroom flats. The external alterations are limited to two new upper floor windows in the front of no. 94 and one new 2nd floor window in the rear of no. 92. In addition, the application proposes: * New hard landscaping in the front gardens and two bin storage locations; and * New hard landscaping in the rear gardens to accommodate 5 parking spaces (of which 4 will be disabled), a cycle store and a bin store.
SITE AREA	555 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Not applicable.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundaries consist of 1.6m high close boarded fencing to the side of the rear garden with no. 90 and a 1.6m high wall to the boundary with no. 96 and a 2.1m high wall along the rear.
SITE CHARACTERISTICS	The application site comprises of a pair of mid terrace two storey houses with additional roof level accommodation. No. 92 has a traditional form with a rear projection. No. 94 on the other hand has had a previous part single, part two storey flat roofed rear extension with an additional flat roofed dormer above. This results in it having a deeper rear projection and then there is an external metal staircase and metal fenced walkway along the roof of the single storey element. Both properties are similar in appearance when viewed from the front although 94 has a slightly higher ridge. The buildings are yellow rendered at the front and then part red brick, part

brown brick, part red hanging tile and part cream rendered at the rear.

The site is flat and there are no trees affected. The rear garden is part grassed lawn and part hardstanding. There is a small timber shed and a single garage. The latter along with hardstanding for say 3 cars parked in tandem space are accessed from the backstreet. It would also be possible to park two cars along the rear in parallel to the back street.

CHARACTER OF LOCALITY

The site is part of a residential street comprising a mixed character of two-three storey dwellings, either terraced, semi-detached or purpose built flatted buildings. There are some commercial properties including a Tesco Express to the east of the Nyewood Lane/Aldwick Road junction. Neighbouring buildings consist of a Bed & Breakfast at no. 90 and 4 self-contained flats at no. 96.

RELEVANT SITE HISTORY

BR/105/89	Continued use of a rest home but excluding the restriction of Condition 2 to permit residents who are mentally ill	ApproveConditionally 10-04-89
BR/320/86	Extension To Form Accommodat- Ion For Existing Residents	ApproveConditionally 24-11-86
BR/703/82	Change Of Use From Private Dwelling To A Rest Home For The Elderly	ApproveConditionally 27-10-82
BR/833/79	2 Storey Rear Extension To Provide 3 No Bedrooms Resident Lounge & Room For Duty Nurse	ApproveConditionally 05-03-79
BR/994/78	C Of U From Private Hotel To Rest Home For The Elderly And Provision Of External Fire Escape Paved Area Ground Floor	ApproveConditionally 31-01-79
BR/113/65/A	Extension	Approve 01-12-65
BR/113/65	Garage	Approve 05-11-65

Noted. In addition, pre-application advice was given in December 2016 in respect of a proposed conversion to a House in Multiple Occupation. It was advised that it would be difficult to give a conclusion either way in the absence of firm plans or mitigation measures. It was suggested that an approval could be achieved if measures were put forward to limit car ownership and manage noise/disturbance.

It is unclear exactly as to when the former care home (Aldwick Residential Care Home) closed but a search of the internet has revealed that it was the subject of a Care Quality Commission (CQC) Inspection in July 2016 which rated the care home as "Inadequate". The CQC website also states that the location was archived on the 18th August 2016. By the time of the officer site visit in December 2016, it was vacant.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

"No Objection as long as it comes up to the standard of other HMOs"

One objection from a nearby resident living stating that:

"This is an overdevelopment of these houses. Why are we considering housing homeless people from outside our area? We have enough trouble with parking and noise without adding to the problem and waste in the rear lane. This will become an additional pressure on an already stretched social services budget."

COMMENTS ON REPRESENTATIONS RECEIVED:

In respect of HMO standards, the proposal will be subject to a separate licence application to be assessed by the Councils Private Sector Housing team.

Parking and noise issues will be discussed in the conclusion section. It is not considered that the housing of homeless people from another district is a material planning consideration as the same issues would apply if these people were from the Arun district. The proposed plans show areas for bin storage in the front and rear gardens and these will be serviced as per the current arrangements for the site and for neighbouring properties.

CONSULTATIONS

Environmental Health

Listed Building Officer

Highways England

WSCC Strategic Planning

Southern Water Planning

Planning and Housing Strategy

Sussex Police-Community Safety

Engineers (Drainage)

Engineering Services Manager
NHS Coastal West Sussex CCG

CONSULTATION RESPONSES RECEIVED:

HIGHWAYS ENGLAND - No objection.

SOUTHERN WATER - No objection subject to an informative regarding sewer connections and a planning condition to protect any sewers that may be found on the site.

SUSSEX POLICE - No objections. Recommend various security measures.

WEST SUSSEX HIGHWAYS - No objection subject to a Construction Management Plan condition. In summary:

- * The provision of 5 spaces is lower than the recommended car parking standard of 0.5 spaces per flat but there is on-street parking nearby such that a 3 space shortfall is acceptable;
- * Cars will be able to enter and exit the parking area in a forward gear;
- * The removal of the current wall & garage will improve visibility into the private road;
- * Cycle storage facilities will be provided to encourage sustainable transport options;
- * The site is in close proximity to local bus stops and a good walking distance to the main Bognor Train station; and
- * Refuse collection would most likely continue from Nyewood Lane or on Aldwick Road, and a fire appliance would not need access to the rear of the property via the driveway.

ADC ENVIRONMENTAL HEALTH - No objections. Request a condition requiring a noise management plan be imposed to ensure that there is no unreasonable disturbance from noise.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;
Class B Road; and
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

AREA13	Sites of International Importance for Nature Conservation
GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage
GEN12	Parking in New Development
GEN32	Noise Pollution

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1 Aspects of Form and Design Quality

D DM4 Extensions & Alterations to Existing Buildings
 D SP1 Design
 ECC SP2 Energy and climate change mitigation
 ENV DM2 Pagham Harbour
 H SP4 Houses in Multiple Occupation
 QE DM1 Noise Pollution
 QE SP1 Quality of the Environment
 SD SP2 Built -Up Area Boundary
 T SP1 Transport and Development
 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 District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and then subject to public consultation. The hearing sessions into the examination of the Arun Local Plan ended on Thursday 28 September 2017 and the Inspector then wrote to the Council to set out his 'Interim Views following the Hearings'. The plan was then modified further in January 2018 (Modified - Arun Local Plan - January 2018 Consultation) and these were subject to public consultation between 12 January 2018 and 23 February 2018.

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. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should

not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

There are no relevant Bognor Regis Neighbourhood Development Plan policies to consider.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

THE PROPOSED USE:

It is proposed to convert the former residential care home to enable use as emergency housing accommodation on behalf of Adur and Worthing Borough Council. This will enable the accommodation of persons on Adur & Worthing's housing list who are presently in need of housing. It is understood that Adur & Worthing have a desperate need for emergency accommodation. The existing residential care home has 22 rooms and the proposal will only have 16 (albeit two of these are 2 bedroom units). It is considered that the proposal is for a form of house in multiple accommodation type use.

PRINCIPLE:

The site is in an urban and predominantly residential area. It is defined as being part of the built up area boundary area in both the Arun Local Plan 2003 (ALP) and the emerging Arun Local Plan 2011-2031 (eLP). ALP policy GEN2 permits development in the built up area provided it complies with the other policies of the development plan (including the Bognor Regis Neighbourhood Development Plan - BRNDP). The proposal is therefore acceptable in principle subject to normal development control criteria such as residential amenity, design/character, highway safety and parking.

Paragraph 14 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of

sustainable development and states that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless: (a) 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; or (b) specific policies in this Framework indicate development should be restricted. This is relevant because the Council cannot demonstrate a 5 year housing land supply and as such, policies relevant to the supply of housing are considered to be out of date.

PLANNING POLICY ON HOUSES IN MULTIPLE OCCUPATION:

There are no saved policies within either the ALP or the BRNDP which relate to houses in multiple occupation (HMO's). The eLP is considered to have weight in the planning determination process and it is therefore necessary to have regard to emerging policy H SP4. This states that applications for HMO's will be favourably considered where the proposals contribute to the creation of sustainable, inclusive & mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area; and
- c. Provide adequate areas of open space.

These matters will be addressed in the following sections of this report.

It is also considered necessary to have regard to the guidance within the NPPF. Paragraph 50 states that:

"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)"

The NPPF also states at paragraph 51 that: "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers."

DESIGN & APPEARANCE:

Arun Local Plan (ALP) Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics. Policy D SP1 of the Arun Local Plan 2011-2031 (eLP) requires that all development proposal make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

The application essentially proposes only the conversion of the existing buildings and only proposes external changes to the building in the form of three new windows. There are no proposed changes to the existing materials used in the walls or roofs. It is not considered that the limited fenestration changes will have any detrimental impact on the appearance of the building and as such there is no conflict with the relevant planning policies.

CHARACTER OF THE AREA:

Arun Local Plan (ALP) Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics.

In addition, one of the criteria of eLP policy H SP4 is that the proposal does not adversely affect the character of the area.

The starting point in this assessment is the fact that the property was until quite recently (the 2nd half of 2016), occupied as a residential care home with 22 bedrooms and the proposed use will have only 18 bedrooms. The former care home would have been occupied by unrelated people of different backgrounds and although care was provided, they may have been able to come and go as they pleased. It is considered that the proposed use will also be occupied by unrelated people of different backgrounds who will be able to come and go as they please. Furthermore, both uses are residential in nature.

It is not considered that the proposed use will change the character of the area as it is already home to a mix of uses. There are only a few nearby licensed HMO's (110 Aldwick Road; 32 & 34 Richmond Road; and at Ashby House, 120 Aldwick Road which is occupied by Butlins staff members). The remaining nearby properties are a mix of single dwellings, residential flats (either purpose built or converted houses), holiday accommodation and commercial properties with flats above.

The proposal also includes additional parking facilities within the rear garden and this will represent a change to the character of the back street for which access to these spaces will be taken from. However, other Aldwick Road properties have rear parking areas accessed from this back street.

Therefore, it is considered that the proposal will comply with policy GEN7 (ii) and with the policy of the emerging Local Plan.

NOISE & RESIDENTIAL AMENITY:

Arun Local Plan (ALP) Policy GEN7 (iv) indicates that development will be permitted if it takes into account the impact on adjoining occupiers, land, use or property. Policy GEN32 seeks to prevent new development from resulting in adverse impacts on neighbouring land uses in respect of noise.

Regard should also be had to the NPPF which states at paragraph 17 that "Development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings" Furthermore, paragraph 109 states that new development should be prevented from causing nearby land uses from being adversely affected by unacceptable levels of air or noise pollution.

The proposed new conversion does include new windows on the front and rear elevations but these are not considered to adversely harm the amenity of neighbouring properties. There are no existing or new windows on the side facing no 96's rear garden and no new windows within the ground floor rear projection that looks east towards the rear of no. 90. The use of some existing rooms may change but the previous use was largely comprised of bedrooms and bathrooms with only a living room, kitchen and small office on the ground floor.

The use of the rear garden area will change through the laying out of new parking spaces but it is noted that there are already two vehicular accesses into the rear from the back street in the form of a garage and parking for at least 1 car. Furthermore, the back street itself is well used by vehicle movements and on-street parking. It is also noted that both no. 90 and no. 96 have parking spaces in the rear, accessed from the back street.

The Councils Environmental Health Officers have been consulted on the application. They do not have any in principle objection in respect of pollution but have asked that the applicant provide a noise management plan prior to commencement of development. This will ensure that any noise from the

premises is minimised to such an extent as to not be harmful.

Therefore, it is considered that the proposal will comply with ALP policies GEN7 (iv) & GEN32 and the guidance on noise and amenity within the NPPF.

CAR PARKING & HIGHWAY SAFETY:

Arun Local Plan policy GEN12 refers to the need to provide sufficient off-street parking. However, the standards within the appendices to the Local Plan which it refers to have been superseded those provided separately by West Sussex County Council. These set out a recommended car parking standard of 0.5 spaces per flat (so 8 in total). However, West Sussex Highways consider this to be acceptable based on the sustainable location of the site (availability of bus services & within walking/cycling distance of shops & services) and the presence of on-street parking nearby

Policy GEN7 (vii) requires that new development allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians. Regard should also be had to paragraph 32 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".

West Sussex Highways have assessed the application and raise no objection. In particular they state that:

- * Cars will be able to enter and exit the parking area in a forward gear;
- * The removal of the current wall & garage will improve visibility into the private road;
- * Cycle storage facilities will be provided to encourage sustainable transport options; and
- * Refuse collection would most likely continue from Nyewood Lane or on Aldwick Road, and a fire appliance would not need access to the rear of the property via the driveway.

It is therefore considered that the proposal is in accordance with the relevant policies of the ALP and with the guidance within the NPPF.

INTERNAL & EXTERNAL SPACE STANDARDS

The Governments Technical Housing Standards (Nationally Described Space Standard) do not provide any relevant standards for Houses in Multiple Occupation or indeed for emergency B&B type accommodation. Therefore, it is not possible to assess the proposal against national standards.

The applicant has stated that the proposed accommodation has been based pages 222 of the Homelessness Code of Guidance 2006. Whilst this has since been superseded, the 2018 version does contain any guidance for emergency/B&B type accommodation. The applicant has also stated that as this is emergency accommodation, as an alternative to B&B accommodation, a lower space standard would be expected. The arrangement is likely to be more comfortable and suitable than a room in a hotel without any cooking or laundry facilities. It is also noted that the application has been checked and is supported by the emergency housing officer at Adur and Worthing council.

Policy H SP4 of the emerging Local Plan requires that proposals provide adequate areas of open space. However, the council does not currently have any size guidance on external amenity space/gardens. The proposal does include some areas of hardstanding where it may be possible to sit out but in the main, does not have the space (in view of the need to provide parking spaces) to provide gardens. However, the site sits within only a short walk of Marine Park Gardens and the beach to the south. It is considered therefore that residents will be able to easily access outdoor places for recreation, sitting out etc.

It is considered that the proposal complies with the relevant internal and external standards.

IMPACT ON PAGHAM HARBOUR:

Emerging Local Plan policy ENV DM2 (as modified) requires that all new residential developments within a 400m to 5km distance ('Zone B') of Pagham Harbour make a financial contribution towards the provision of accessible natural open green spaces to serve the area. An original contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015 and subsequently reduced down to £871 per new residential unit as of the 10th April 2017. The 2015 report to Cabinet stated that:

"The access management measures identified are referred to as Strategic Access Management and Monitoring (SAMMs). As these do not include the allocation of specific land, they are not classified as physical infrastructure, and are not included under the definition of infrastructure within Section 216 of the Planning Act 2008, meaning the pooling restrictions as set out under Regulation 123 of the CIL Regulations (2010) as amended, does not apply. It is common practice by many other authorities (for example Elmbridge) that contributions towards SAMMs are gathered through S106 planning obligations. This approach has also been confirmed within Counsel advice sought by the Council. As a contribution is required to make the development acceptable in planning terms, it is therefore in compliance with the tests under Regulation 122 of the CIL Regulations (2010) as amended"

Furthermore, this policy has a basis in the current development plan in that Local Plan policy AREA13 "Sites of International Importance for Nature Conservation" states that: "Where development is permitted, the use of conditions or planning obligations will be considered in order to avoid and minimise harm to the site, to enhance the site's nature conservation interest, and to secure any compensatory or mitigation measures and appropriate management that may be required."

This contribution is now required for all new residential developments within Zone B and this zone includes the application site. Technically, this proposal seeks to create 16 new dwellings but regard is had to the former use as a 22 bed care home and the proposed use as temporary homeless accommodation. As a result, it was agreed that the contribution should be £871 and a legal agreement has been provided which secures this payment.

SUMMARY

The Council cannot currently demonstrate a 5 year housing land supply and the policies of the development plan relating to housing supply are considered to be out of date. As a result paragraph 14 of the NPPF is engaged and this states that planning permission should be granted unless (a) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole or (b) specific policies in the Framework indicate development should be restricted.

It is not considered that there are any specific policies within the NPPF that would restrict development in this case. The above analysis demonstrates that there are no significantly adverse impacts associated with the proposed change of use/conversion. It is therefore recommended that planning permission is approved subject to the following conditions.

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 has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £871 towards the mitigation of the impacts 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

Drawing AL-001 Rev A Location & Block Plan;
Drawing AL101 Proposed - Emergency Housing" (Elevations & Floor Plans); and
Schedule of Accommodation.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The building shall be used for emergency housing (no resident shall occupy the property for a period greater than six months) and for no other purpose including any other form of housing in multiple occupation.

Reason: The room sizes are not sufficient to provide an adequate standard of amenity to future occupiers if that occupation was on a long term basis and in accordance with Arun District Local Plan policies GEN7, policy D DM2 of the Arun Local Plan 2011-2031 and the Governments guidance on internal space standards.

- 4 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstructions to the access in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

- 5 Before the development hereby permitted commences, a scheme shall be submitted and approved by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The scheme so approved shall be implemented in all respects.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32. This is required to be a pre-commencement condition because the outcome of the report may require features to be built into the scheme and these could not be achieved after the building had been made ready for occupation.

- 6 Details of the proposed bin storage shed/enclosure in the rear garden shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of any part of the approved development. The approved structure shall be erected prior to the first occupation of the building and be retained unless otherwise agreed in writing.

Reason: To protect the amenity of the Aldwick Road street scene and the amenities of nearby residents in accordance with Arun District Local Plan policy GEN7.

- 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 secure cycle parking spaces so approved shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking of bicycles in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 8 All bathroom/toilet windows shall be glazed with obscured glass.

Reason: To protect the amenities and privacy of future occupiers and of the adjacent properties in accordance with policy GEN7 of the Arun District Local Plan.

- 9 Should any sewer be found during construction works then all development activities taking place within 5m of the external edge of the sewer shall cease and they shall not recommence until full details of the proposed measures to be undertaken to protect the existing public sewer have been submitted to and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policy GEN9 of the Arun District Council Local Plan.

- 10 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.

- 11 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £871 towards the mitigation of the impacts of the development on the Pagham Harbour Special Protection Area.
- 12 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.
- 13 INFORMATIVE: Please note the recommendations of Sussex Police's Designing Out Crime Officer as set out in their letter of 13 February 2018 as available on the Councils website.