

Recommendation Report for Planning Permission

REF NO: BR/341/17/PL

LOCATION: St Josephs, Essex House & Blackbird Cottage
Albert Road, Walton Road, Walton Avenue
Bognor Regis
PO21 1NJ

PROPOSAL: Variation of condition 2 imposed under BR/348/16/PL relating to approved plans to increase number of bedspaces from 91 to 102.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is an application to modify condition 2 of planning permission BR/348/16/PL which states "The development hereby approved shall be carried out in accordance with the following approved plans". The condition then lists the approved plans. The intention of the application is to allow the number of bedspaces to be increased from 91 to 102 in order to accommodate 100 members of Butlins staff and 2 warden/site managers. The external amendments are Two ground floor external doors to Essex House (N elevation) changed to windows; Ground floor window in Essex House (E elevation) blocked in; Ground floor external door to Blackbird Cottage (W elevation) reduced in size to form a window; Ground floor external doors to Blackbird Cottage (Managers Flat) amended to form window; Ground floor single window in Blackbird Cottage (N elevation) amended to form pair of windows with brick pier between; First floor single window in St Josephs (N elevation) blocked in; Two first floor windows in St Josephs (E elevation) blocked in; Two first floor windows in St Josephs (W elevation) blocked in; Two second floor windows in St Josephs (E elevation) blocked in; and Two third floor roof lights in St Josephs removed.
SITE AREA	0.22 Hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundary treatments comprise a mix of medium height walls

SITE CHARACTERISTICS

(circa 1.5m), low fences (circa 1m) and hedges.

The applicant's interest extends to most of the buildings within the square shaped 'block' formed by Albert Road to the west, Walton Road to the north, Walton Avenue to the east and the large flatted building (Esplanade Grande) to the south. These buildings include St Josephs, Essex House (1-3 Walton Road), Blackbird Cottage, Las Arenas, Beach Lodge, Walton Walls and Walton House. The exception is the property known as Pearlfishers which is in separate ownership. This block of land is hereafter referred to as the Complex.

The application relates only to St Josephs, Essex House (1-3 Walton Road), Blackbird Cottage and the two pieces of land east of Las Arenas & Beach Lodge including the stand alone conservatory and kitchen (hereafter referred to as the application site).

The following is a summary of each of the parts of the site:

St Joseph's

St Joseph's is a three to four storey building which was formerly a care home with a total of 25 bedrooms as well as other facilities including a chapel. It is physically connected to Essex House at ground floor level. It is white/cream rendered. There is a small parking area on the western side suitable for 4-5 cars. There are no sitting tenants.

Essex House

Essex House is a two storey terrace of 3 dwellings with additional accommodation in the roof. It is part flint and part light grey coloured brick. Part of the terrace has been extended at ground and first floor level to the rear. The building was previously converted to provide flats for the sisters and there are a total of 9 on the ground & first floors with additional living space within the roof.

Blackbird Cottage

Blackbird Cottage is a two storey detached dwelling in red/brown brick (ground and part first floors) and white render (first floor). It comprises 13 bedrooms and was used as living accommodation by the sisters. There is also a smaller single storey stand alone building at the rear. There are no sitting tenants.

Beach Lodge Conservatory

There is a free standing conservatory in part brick and part uPVC to the rear of Beach Lodge. There is also a small free-

standing kitchenette adjacent to this.

External Space

The gardens to the rear of the buildings are shared amongst all of the properties and provide for a central courtyard like space. There is also a freestanding bus shelter type smoking area adjacent to the boundary with Pearlfishers.

CHARACTER OF LOCALITY

The complex is bound by roads on all sides, bar the south, where it is neighboured by a six storey block of flats, which adjoins the seafront. These flats overlook the site.

The Butlin's resort is approximately 300m to the east of the site and within a short walking distance. Bognor Regis Train Station is approximately 600m to the North West of the site.

RELEVANT SITE HISTORY

BR/99/17/PO	Application to Discharge a Planning Obligation dated 10/02/89 under BR/484/88/ relating to S52 agreement.	Approve 07-06-17
BR/100/17/PO	Application to Discharge Planning Obligation dated 26/10/1993 under BR/139/93/ relating to S106 agreement.	Approve 07-06-17
BR/348/16/PL	Change of use of St Joseph's, Essex House (1 & 2 Walton Road) & Blackbird Cottage including on-site stand alone conservatory building, from a care home (Class C2 use) to a House in Multiple Occupation (HMO) to provide team member accommodation for up to 90 team members on behalf of Butlin's Bognor Regis, together with an on-site manager accommodation, two car parking spaces (one disabled space), a minibuss parking space, a designated cycle store for 20 spaces, a designated bin store, smoking shelter & associated landscaping.	ApproveConditionally 02-03-17
BR/99/05/	Proposed single storey ground floor extension to provide freezer storage facility.	ApproveConditionally 09-05-05
BR/72/05/	Proposed single storey ground floor extension to provide clerical office.	ApproveConditionally 15-04-05

BR/327/03/	Demolish and remove existing conservatory and replace same with standard construction single storey extension to provide day office off existing day room	ApproveConditionally 12-12-03
BR/146/93	Extension at first floor to form ensuite rooms for the elderly.	ApproveConditionally 03-08-93
BR/55/93	First floor extension over bungalow to form 6 bedrooms and enlargement of existing bedroom and access.	Refused 14-04-93
BR/286/92	First floor extension	ApproveConditionally 15-01-93
BR/484/88	Conversion of existing 5 bedroom house into 3 self contained flats for elderly persons.	App Cond with S106 10-02-89

The list above is not exhaustive and includes only those approved applications since 1988 applicable to Essex House, Blackbird Cottage and St Josephs.

The submitted supporting statement states that the complex was previously owned by Grace and Compassion Benedictines and that they used St Josephs as a care home. Furthermore, they used Essex House to accommodate staff with classrooms on the upper floors and Blackbird House as accommodation for the sisters. The rest of the buildings in the complex were also used to house the sisters and their associates. Three years ago, St Joseph's was operating at full capacity but following the decision to vacate the property, the occupancy was reduced, until it was fully vacant in June 2016. There were 48 bedrooms within the red line of the application and many of these would have been occupied by multiple persons.

Planning permission was granted in March 2017 for the change of use of the site buildings to accommodate up to 90 members of staff plus an on-site warden/site manager. Permissions were also then granted in June 2017 to remove the planning obligations affecting Beach Lodge and Essex House which restricted occupation to those only over the state pensionable age.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

BOGNOR REGIS TOWN COUNCIL - "No objection"

One letter of objection questioning the need for the proposal and raising concerns with respect to non-compliance with existing conditions.

COMMENTS ON REPRESENTATIONS RECEIVED:

Checks on compliance with the conditions on BR/348/16/PL will be undertaken separately.

CONSULTATIONS

Environmental Health

WSCC Strategic Planning

Economic Regeneration

Sussex Police-Community Safety

CONSULTATION RESPONSES RECEIVED:

SUSSEX POLICE - No objection to the proposed changes. General safety and security advice offered.

WSCC HIGHWAYS - No objection provided that the Travel Plan is updated.

ADC ECONOMIC DEVELOPMENT - No objections.

ADC ENVIRONMENTAL HEALTH - Recommend that the mitigation measures set out in the updated noise report form part of the planning conditions.

ADC PRIVATE SECTOR HOUSING - Comment on fire safety, ventilation and licensing. Includes a comment that windows to bedrooms should not be fixed shut.

COMMENTS ON CONSULTATION RESPONSES:

Noted. The Private Sector Housing comments on windows not being fixed shut conflicts with one of the mitigation measures in the noise report and therefore necessitates a slight change to condition 11.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;

No Public Sewer; and

Adjacent to a Building of Character (Walton Wells).

DEVELOPMENT PLAN POLICES

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

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN12	Parking in New Development
GEN22	Buildings or Structures of Character
GEN32	Noise Pollution
GEN33	Light Pollution
GEN34	Air Pollution

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

D DM1 Aspects of Form and Design Quality
 D DM3 External Space Standards
 D DM4 Extensions & Alterations to Existing Buildings
 HER SP1 The Historic Environment
 HER DM2 Locally Listed Buildings or Structures of Character
 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 DM2 Light Pollution
 QE DM3 Air Pollution
 QE SP1 Quality of the Environment
 SD SP2 Built -Up Area Boundary
 T SP1 Transport and Development

[Bognor Regis Neighbourhood Plan 2015 Policy 6](#) Key gateways and promotion of sustainable travel

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework
 NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD9 Buildings or Structures of Character

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).

The relevant policies of Bognor Regis Neighbourhood Development Plan are considered within this determination.

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

This application seeks to modify the existing permission to permit an additional eleven bed spaces within the development of which 1 will serve to accommodate a second site/warden/manager. These conclusions therefore focus on the impact of the additional eleven bed spaces only and not the principle of the development. The main issues to be considered in respect of this proposal are any potential impacts upon residential amenity and any consequential external changes and transport issues.

The changes are predominantly internal involving the removal of partition walls to make a more efficient

and logical use of the space available. However, there are some external changes to the fenestration including new and removed windows, doors changed to windows. However, none of these are considered to make any material change to the likely impact upon the residential amenities of neighbouring residents. Notwithstanding, condition 11 must be amended to (a) reference an additional mitigation measure within the updated Acoustic Assessment; and (b) to state that:

"Where it is not possible for reasons of ventilation to seal shut windows including rooflights, belonging to the rooms located on the south facing elevation of St. Joseph's, which overlook Las Arenas additional noise mitigation measures should be agreed in writing with the LPA and implemented prior to the occupation of the building commencing."

The changes to the external appearance are very minor and have no impact beyond the boundaries of the site.

It is also necessary to amend the plans condition to reference the amended drawings. Condition 7 relating to the travel plan does not require modification.

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.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the 2nd March 2017 (being the date of the original planning 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:

Location Plan dwg. 129/2.000 Rev 07;
 Block/Site Plan dwg. 129/2.010 Rev 04;
 Ground Floor Amendments Plans dwg. 129/2.050 Rev 03;
 1st Floor Amendments Plans dwg. 129/2.051 Rev 03;
 2nd Floor Amendments Plans dwg. 129/2.052 Rev 03;
 3rd Floor Amendments Plans dwg. 129/2.053 Rev 03;
 Proposed East & North Elevations - Blackbird Cottage dwg. 129/2.210 Rev 03;
 Proposed West & South Elevations - Blackbird Cottage dwg. 129/2.209 Rev 03;
 St Josephs: Proposed West Elevation Plan dwg. 129/2.208 Rev 05;
 St Josephs: Proposed East Elevation Plan dwg. 129/2.207 Rev 03;
 St Josephs: Proposed North Elevation Plan dwg. 129/2.205 Rev 03;
 St Josephs: Proposed South Elevation Plan dwg. 129/2.206 Rev 03;
 Essex House: Proposed South Elevation Plan dwg. 129/2.202 Rev 03;
 Essex House: Proposed W & E Elevations Plan dwg. 129/2.203 Rev 03;
 Essex House: Proposed North Elevation Plan dwg. 129/2.204 Rev 03;
 Landscape Plan dwg. 129/2.105 Rev 02;
 Proposed Ground Floor plan dwg. 129/2.030 Rev 12;
 Proposed First Floor Plan dwg. 129/2.031 Rev 12;
 Proposed Second Floor Plan dwg. 129/2.032 Rev 11;
 Proposed Third Floor Plan dwg. 129/2.033 Rev 11;
 Conservatory: Proposed South & West Elevation Plan dwg. 129/2.211;
 Conservatory: Proposed East & North Elevation Plan dwg. 129/2.212;
 Construction Management Plan ref 129/4.002 Rev 01;
 Vehicular Movement Plan ref 129/4.003 Rev 00;
 Smoking Shelter Floors & Elevations plans dwg. P129/SK01 Rev 01; and
 Schedule of Materials Ref P129 Rev 03.

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 When the premises cease to be occupied by Bourne Leisure (Butlins), the House in Multiple Occupation (HMO) use hereby permitted shall cease and any subsequent use of the site would require a further planning permission.

Reason: In granting permission, the Local Planning Authority has had regard to the particular circumstances relating to the proposal and to the proposed mitigation measures proposed by Butlin's in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No part of the development shall be occupied unless and until the proposed dustbin enclosures have been provided in accordance with the approved plans and drawings, such bin stores to be permanently retained thereafter.

Reason: To safeguard the appearance of the site and the amenities of the area in accordance with policies GEN7 of the Arun District Local Plan.

- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan ref 129/2.010 Rev 04. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 6 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. These spaces shall thereafter be permanently retained and maintained.

Reason: In the interests of highway safety and the adequate provision of parking in accordance with policies GEN7, GEN12 of the Arun District Local Plan and the National Planning Policy Framework.

- 7 Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan (JMP/ST17469 Rev 3 - February 2017). The Applicant shall thereafter monitor, report back to WSCC and subsequently revise the travel plan as necessary in accordance with section 9.0 of the approved Travel Plan document.

Reason: To encourage and promote sustainable transport in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 8 The materials and finishes of the external walls of the single storey extension to the rear of 1 Essex House shall match in colour and texture with those of the existing building. The roof shall be in accordance with the submitted Schedule of Materials Ref P129 Rev 02.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 9 The proposed external alterations comprising of brickwork to subdivide existing windows, brickwork to convert doors into windows, brick work or timber to bin stores, repair of rendered walls and the smoking shelter shall be constructed in accordance with the submitted Schedule of Materials Ref P129 Rev 02.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 10 The proposed development shall be carried out in accordance with the submitted Construction Management Plan ref 129/4.002 Rev 01, the accompanying letter from Nick Hebden of Randell Design Group and the Vehicular Movement Plan ref 129/4.003 Rev 00.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

- 11 The development permitted by this planning permission shall only be carried out in accordance with the submitted Acoustic Assessment Report by RBA Acoustics (Ref 7727/AAR-Rev 4, 08/01/18) and the "St Joseph's, Essex House (1-2 Walton Road) and Blackbird Cottage Management Plan" by Butlins and in particular the following noise mitigation measures detailed within these documents:

Acoustic Report:

(1) Use of the rear garden/smoking shelter will be restricted to 2 people at a time between 22:00 to 07:00 hours and St Joseph's residents will be encouraged to keep conversation to a minimum during these times. Signage will be used to instruct this and will be overseen by site management;

(2) The windows, including rooflights, belonging to the rooms located on the south facing elevation of St. Joseph's, which overlook Las Arenas (room numbers 0.14, 0.17, 0.18 and 0.20) will be sealed shut;

(3) The use of the entrance located on Walton Avenue will be restricted between 19:00 - 07:00

hours. Residents will instead be advised to use the remaining entrances located on Walton Road and Albert Road;

(4) The use of the conservatory located in the rear garden area will be restricted to between 08:00 and 19:00 hours;

(5) The shuttle bus will operate between the hours of 07:00-10:00 and 18:00-23:30 and will be of a low noise (hybrid or electric powered) type vehicle;

(6) Shuttle bus drivers will be instructed to switch off the engine during pick-up and drop-off;

(7) St. Joseph's residents will be required to wait indoors for the shuttle bus between the hours of 19:00 and 07:00 hours. Signage will be used to instruct this and will be overseen by site management;

(8) No more than three visits per hour to St. Joseph's will be made by the Shuttle bus;

(9) An online booking system will be in place to ensure there are no unnecessary trips between the two sites. This will be monitored and subject to review as required;

(10) An acoustic barrier formed of a solid material with a minimum surface density of 10kg/m² and approximately 2m high/5m in length, will be installed to the southern boundary of the driveway in order to provide acoustic screening to Las Arenas as shown on the submitted Block/Site Plan ref 129/2.010 Rev 03; and

(11) Both communal rooms S3.01 and E2.08 can be used 24 hours a day/7 days a week providing they are well managed and have a noise management plan in place. Loud electronically amplified music should not be allowed in these spaces and signage should be displayed requesting residents not to shout and to keep raised speech minimal, particularly if the rooms are at high capacity.

Management Plan:

(1) New team members who live on the resort to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;

(2) Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;

(3) Access will be from the main (front) entrance to each building from Albert Road, Walton Road and Walton Avenue accordingly - all other exits will be alarmed and can only be used in the event of a fire or drill;

(4) There will be no access to Blackbird Cottage via Walton Avenue between the hours of 7pm - 7am;

(5) Team members will not be permitted to allow visitors to stay overnight in their accommodation;

(6) All visitors to St Joseph's, Essex House (1-2 Walton Road) and Blackbird Cottage must be pre-authorised by the Team Accommodation Manager and will be signed in/out;

(7) A 3 strikes rule will be applied to the Accommodation Agreement and if a team member breaches the agreement 3 times, their agreement will be terminated and they will be required to leave their accommodation;

(8) A Team Accommodation Manager will reside on site and will be supported by a dedicated resort safety team providing 24-7 cover from the main resort; and

(9) No personal deliveries will be made to the team accommodation.

The mitigation measures shall be fully implemented prior to occupation and adhered to permanently thereafter. There shall be no deviation from these mitigation measures without approval in writing from the Local Planning Authority.

Where it is not possible for reasons of ventilation to seal shut windows (including rooflights) belonging to the rooms located on the south facing elevation of St. Joseph's, which overlook Las Arenas, additional noise mitigation measures should be agreed in writing with the Local

Planning Authority and implemented prior to the occupation of the St Josephs building.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies GEN7, GEN32, GEN33 & GEN34 of the Arun District Local Plan.

- 12 The development hereby permitted shall incorporate those measures to minimise the risk of crime as set out in the letter from the Sussex Police Crime Prevention Design Adviser dated 31/01/17 and as received in response to Application BR/348/16/PL. These measures shall then be retained permanently and maintained in good working order.

Reason: In the interests of reducing the fear of and opportunity for crime in accordance with Policy GEN7 of the Arun Local Plan and the National Planning Policy Framework.

- 13 No external lighting shall be installed on the site other than in accordance with the submitted External Lighting Statement by CDI (December 2016, rev 1). The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies GEN7 & GEN33 of the Arun District Local Plan.

- 14 All bathroom/en-suite windows within the building shall be glazed with obscured glass or be fitted with obscure glazing film which shall be permanently retained thereafter

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

- 15 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays with no such working to take place on Sundays or Bank Holidays.

Reason: To protect the amenity of existing and surrounding residents in accordance with Policies GEN7 and GEN32 and of the Arun District Local Plan.

- 16 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.

- 17 INFORMATIVE: This property will, when occupied, become a House in Multiple Occupation and will need to comply with the relevant fire safety and fitness for occupation standards under current Housing Acts. The applicant is advised to contact our Environmental Health Private Sector Housing Team for further information.