

Recommendation Report for Planning Permission

REF NO: BR/82/19/PL

LOCATION: Prince Of Wales Public House
1 Highfield Road
Bognor Regis
PO22 8BQ

PROPOSAL: Change of use from public house (A4 Drinking establishment) to 4 No. 1 bed flats & 2 No. 2 bed flats (C3 Dwelling house). Remodel roof over single storey building. Minor alterations to existing facade.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The external alterations consist of the demolition of a single storey rear extension, addition of a first floor on the eastern side with the roof above remodelled and fenestration changes to the elevations. Bin and bike stores are shown to the rear of the building but no elevations are provided of these. No parking spaces are shown.
SITE AREA	0.0347 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	172 dwellings per hectare.
TOPOGRAPHY	The site is essentially flat, however there is a levels change between Hook Lane to the south and Hotham Way to the west.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Boundary treatments consist of 2m high close boarded fencing with part trellis to the western & northern boundaries, open to the front (south) and part railings, part timber fencing to the western boundary with the main road.
SITE CHARACTERISTICS	The application site comprises a part single, part two storey public house building with residential accommodation at first floor. It has two existing single storey extensions on the rear. The building is white rendered with a grey slate roof. The single storey element on the eastern end however has clay tiles. There are two chimneys. The existing beer garden to the rear is omitted from the application site area. There is unrestricted on-street parking along the whole of the frontage.
CHARACTER OF LOCALITY	Predominantly residential but with three care homes in the immediate vicinity. It is noted that there are no other obvious examples of Mansard roofs in the locality.

RELEVANT SITE HISTORY

Pre-application advice was given in November 2018 for a conversion to 8 flats at which time it was concluded that an application would be refused on the grounds that the design is harmful to the appearance of this locally listed building, that the extensions/alterations are out of character with the locality, that one of the flats is unacceptably short in internal space and that there is potential for adverse overlooking of the care home windows to the north and south.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Bognor Regis Town Council

"NO OBJECTION. Whilst Members have no objection to planning application BR/82/19/PL, the Committee are in full support of the comments made by the ADC Drainage Engineers."

In addition, 5 letters of objection raising the following concerns:

- (1) Insufficient parking locally particularly given existing nearby flats and care home;
- (2) Harm to safety of children playing locally;
- (3) Insufficient room for construction vehicles;
- (4) No refuse storage provision/increased risk of vermin;
- (5) Pub has been lived in during the last 2 years so not vacant in that time; and
- (6) Increased crime risk.

COMMENTS ON REPRESENTATIONS RECEIVED:

Although the Council's drainage engineers have changed their mind about the imposition of drainage conditions, it is not considered necessary to re-consult with the Town Council.

The following comments are made in response to the objections:

- (1) This will be considered in the report's conclusions;
- (2) Noted but there is no open space affected and children should not be playing within the highway;
- (3) Any impacts during construction will be temporary in nature. Furthermore, there is other legislation (such as Environmental Law) in place to protect residents from undue noise or dust. WSCC Highways have also requested that a Construction Site Setup Plan be submitted for approval prior to commencement;
- (4) The plans show a bin store to the rear and this will be enforced through a planning condition;
- (5) It is not important as to whether the pub has been occupied residentially but whether it has been occupied as a pub in this time;
- (6) It is considered that the redevelopment/reuse of this empty site can only improve local security by increasing activity in the area and surveillance over public spaces.

CONSULTATIONS

Environmental Health

Economic Regeneration

Engineering Services Manager
Engineers (Drainage)
WSCC Strategic Planning
Natural England

CONSULTATION RESPONSES RECEIVED:

NATURAL ENGLAND - No objection subject to appropriate financial contribution being secured to offset the recreational impacts of the development on the Pagham Harbour SPA.

WSCC HIGHWAYS - No objection subject to conditions to secure a Construction Management Plan and cycle parking provision. State that

- The residential element would not be expected to give rise to any more vehicle trips than the previous use;
- It appears that on street parking is available;
- It is not expected that parking would cause a highway safety issue; and
- The property is in good walking distance of public transport to offer other travel options to the private motor vehicle.

ADC DRAINAGE ENGINEERS - State that areas not far from the site are at significant risk of surface water flooding therefore surface water drainage should be carefully considered. Request that standard drainage conditions are applied.

ADC ENVIRONMENTAL HEALTH - No response.

ADC ECONOMIC DEVELOPMENT - No response.

COMMENTS ON CONSULTATION RESPONSES:

The applicant has objected to the imposition of the two proposed pre-commencement drainage conditions on the basis that they are proposing a net loss in the amount of hardstanding and that the existing drainage will be used to remove surface water from site. In response, the Councils drainage engineers state that these conditions are not essential and that in an ideal world, they would use the planning process to improve surface water drainage for all applications, but given the location of the development and the positive change in roof surface area it does not seem reasonable to push this any further.

All other conditions imposed.

POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;
Pagham Harbour Zone B;
Adjacent to Class A Road;
Building of Character;
Currently Flood Zone 1;
In part, Future Flood Zone 3a (by 2111);
Within 2km buffer zone of Bognor Reef Site of Special Scientific Interest (SSSI);

Within 2km buffer zone of Felpham Site of Special Scientific Interest (SSSI); and WSCC Waste Consultation Area (Alderton's Yard, Town Cross Avenue site).

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
HWBSP1	HWB SP1 Health and Wellbeing
ENVDM2	ENV DM2 Pagham Harbour
HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HSP1	HSP1 Housing allocation the housing requirement
QESP1	QE SP1 Quality of the Environment
QEDM1	QE DM1 Noise Pollution
QEDM4	QE DM4 Contaminated Land
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

West Sussex Waste Local Plan 2014:

West Sussex W2 Safeguarding Waste Management Sites

Bognor Regis Neighbourhood Plan 2015 Policy 1

Delivery of the Vision

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

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

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Policy 1 of the Bognor Regis Neighbourhood Plan (BRNP) is relevant insofar as it relates to development concerning non-designated heritage assets.

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 the Arun Local Plan in that it is located within the built up area boundary, also located within a highly sustainable location, that there are no policies in the development plan to protect public houses and that the proposal would not cause demonstrable harm to the character of the area, to the amenity of neighbouring residents, or result in a severe impact on the local highway. The proposal also makes appropriate provision for the protection of Pagham Harbour.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE:

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

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

The development will support the local community by providing flats to help meet future needs, increase Council tax receipts, create/maintain construction jobs and result in additional spending in the local area by future residents. The site is also considered to be in a sustainable location and new residents will not need to own a car to access basic facilities, shops and services.

NPPF para 118(d) states "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing". Furthermore, paragraph 123 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In

particular, higher densities will be encouraged for city/town centres and other locations that are well served by public transport.

The Council cannot currently demonstrate an NPPF compliant 5.3-year supply of housing land and therefore it is important to boost housing numbers within the district. The proposal accord with policies SD SP1 and SD SP2 of the Arun Local Plan.

LOSS OF THE PUBLIC HOUSE:

ALP policy RET DM1 sets out policy on retail development within the district however, it does not provide any protection to existing public houses whether inside the town centre or outside.

The National Planning Policy Framework (NPPF) only states that public houses should be protected where they are in rural areas. Paragraph 92 does require that decisions plan positively for the provision and use of community facilities including public houses. However, this does not imply any form of protection to such facilities.

Although not a requirement of policy, the applicant has provided details of how the property was marketed and this states that the building was first marketed in July 2017, has been vacant for two years and the only offers received were for the conversion of the building to residential.

The Councils Economic Regeneration officers did not respond to the consultation request but provided the following comment at the pre-application stage: "Economic Development would have no objection to this application. We assume that, as with the case with many local pubs, the business cannot be sustained and an alternative use is preferable to a vacant building."

It is therefore not considered that there is any reason to withhold consent on the basis of the loss of the public house/commercial use.

HERITAGE ASSETS:

The building is included on the Councils local list and benefits from protection under ALP Policy HER DM2 as a Building of Character. It is also a non-designated Heritage Asset.

Policy HER DM2 states that: "Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest."

In addition, Bognor Regis Neighbourhood Development Plan policy 1 "Delivery of the Vision" states that: "Development Proposals concerned with extensions and alterations of Designated and Non-designated Heritage Assets and Major Developments should demonstrate how proposed changes will support the delivery of relevant Neighbourhood Development Plan Objectives and our Vision for Bognor Regis. Proposals must identify the significance of any affected heritage asset and assess any harm and benefit. These should be included within the design and access statement if one is required."

It is necessary to consider the policy guidance in the National Planning Policy Framework (NPPF) which sets out several steps when considering the impact on heritage assets. Para 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 190 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. It is then necessary to consider paragraph 197 which states that in weighing applications that directly or indirectly affect non-designated heritage assets, a

balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 189 of the NPPF states that "As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." The applicant has provided a copy of the County Council held Historic Environment Record for the property but this does not include the local listing data and the applicant has not provided any assessment of the heritage features. Therefore, the applicant has not properly followed paragraph 189.

However, the Council's "Buildings or Structures of Character" Supplementary Planning Document does provide the reasons as to why this building is included and these are:

- (2) is an extremely good example of traditional or established style, or unusual type;
- (3) contributes towards the local townscape or has important historical associations;
- (4) is largely intact and not adversely affected by later extensions or alterations; and
- (5) makes a positive contribution to its surroundings/the street scene.

The proposal does make some changes to the building including most notably the removal of a rear extension and the raising of the eastern part of the building. However, there is to be no loss of the heritage asset itself and the proposals demonstrate that the overall appearance of the building will be preserved (in particular, the new first floor extension maintains the subservient nature of this half of the building) and through the renewal of the building, enhanced. It is also noted that the chimneys are to be retained and this reflects advice given at the pre-application stage.

It is considered that the proposal will result in the reuse of this currently vacant building and that this will have economic and social benefits which outweigh any harm to the significance of the asset. Overall, it is considered that the proposal complies with the guidance in the NPPF, with policy HER DM2 and with policy 1 of the Bognor Regis Neighbourhood Development Plan.

HIGHWAY SAFETY & PARKING:

ALP policy T SP1 seeks to ensure development: provides safe access on to the highway network; contribute to highway improvements & promote sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it 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 and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking".

Policy T DM1 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 & facilities.

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

The West Sussex Parking Demand Calculator is a tool to calculate the likely parking demand based on the location of the site, the number of spaces proposed and the size of the proposed accommodation. The calculator suggests a demand of 7 spaces. However, WSCC Highways consider that the residential

use would not be expected to give rise to any more vehicle trips than the previous public house use and that on-street parking is available. They consider that it is not expected that parking here would cause a highway safety issue and that residents of the new flats would not need to own a car to access local services, shops and facilities. They raise no objection.

Notwithstanding, it is open to the local planning authority to separately consider the impact of additional on-street parking demands on the amenities of existing local residents and it clear from the letters of objection that there is not considered to be enough parking for existing residents. However, in this case, regard must be had to the former use of the building as a public house. This use would have attracted both customers arriving by car or on foot and regular deliveries (food and beer) and it is therefore considered that the new use would not result in a materially greater number of parked vehicles/vehicle movements than the previous use.

On this basis, it is considered that the parking shortfall is not materially harmful to highway safety or local amenity and it is therefore considered that the proposal is in accordance with policies T SP1 and T DM1 of the Arun Local Plan.

FLOOD RISK:

The site falls within Flood Zone (FZ) 1 which is a low risk area. However, the site is also shown on the Councils Strategic Flood Risk Assessment (SFRA) as being part of flood zone 3a by the year 2111. It is not necessary to refer to ALP policy W DM2 as this is only relevant to sites currently at risk of flooding.

However, guidance within the NPPF does state that a sequential assessment is required where a site is at high risk of current or future flooding (para 158) and that development should be made safe for its lifetime (para 158). Para 33 (Reference ID: 7-033-20140306) of the associated Planning Practice Guidance states that it should not normally be necessary to apply the sequential test to development in proposals in flood zone 1 (and with a low probability of flooding from rivers or the sea) unless the flood risk assessment indicates there may be flooding issues now or in the future (for example by climate change).

The applicant has not provided a Flood Risk Assessment and therefore technically, the proposal is in conflict with the policy guidance within the NPPF. However, it is material that the proposal concerns the use of an existing building and it is considered that the benefits of its reuse outweigh the potential for harm in the future from the effects of flooding.

Therefore, the proposal is considered to comply with the relevant policy guidance on future flood risk.

DESIGN & CHARACTER:

ALP policy D DM1 requires that the Council seek to make the best possible use of the available 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. It is also necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area.

In terms of density, D DM1 requires that new housing makes efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. However, higher densities will be more appropriate in the most accessible locations. The policy also requires that the scale of development keep within the general confines of the overall character of a locality.

Policy D DM4 requires that extensions/alterations: sympathetically relate to and are visually integrated

with the existing building in siting, massing, design, form, scale & materials; are visually subservient to the main building & provide a high standard of amenity; do not create a terracing effect where no terrace exists; and do not compromise the established spatial character & pattern of the place. ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character.

The proposed side first floor extension will still result in the eastern part of the building being subservient to the existing western part. Furthermore, the proposed drawings demonstrate that the proposed external works will sympathetically relate to and visually integrate with the existing building through the use of matching materials, design and form.

It is therefore considered that the proposed alterations are such that there is no conflict with ALP policies D DM1, D DM4 & D SP1.

RESIDENTIAL AMENITY:

ALP policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy D DM4 requires that extensions/alterations: do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". Para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users.

The proposed extension is above an existing single storey building and whilst it does raise this in height, it does not expand the built footprint or raise the height higher than the existing highest part of the building. There is a road in between the building and the windows on neighbouring buildings (care home windows to the south/front residential windows to the east).

The Council's emerging Design Guide requires a minimum of 16m between habitable rooms of properties facing each other. This is achieved to the houses to the east but not to the care home which would be only around 11m away. However, this is acceptable as the care home's windows do not directly face the site. With respect to the other parts of the conversion, it is material that the first floor of the property was previously in a residential use by the owner/manager of the pub.

It is not considered there will be any adverse residential amenity impacts to neighbouring properties or to the occupiers of the proposed new flats and that therefore, the proposal complies with ALP policies D DM1, D DM4 and QE SP1.

INTERNAL & EXTERNAL SPACE STANDARDS:

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

Flat	Unit Type	Internal Space	National Standard	Difference (+/-)
1	1 Bed, 1 Person, 1 Storey	48.1	39	+9.1
2	1 Bed, 2 Person, 1 Storey	49.3	50	-0.7
3	2 Bed, 3 Person, 1 Storey	76.6	61	+15.6

4	2 Bed, 3 Person, 1 Storey	76.6	61	+15.6
5	1 Bed, 2 Person, 1 Storey	48.9	50	-0.1
6	1 Bed, 2 Person, 1 Storey	48.6	50	-0.4

Although only three of the proposed flats comply with the standards, in the other three cases, the shortfall is less than 1 square metre (and in two cases less than half a square metre). Policy D DM2 is clear that the Nationally Described Space Standards provide guidance and this implies that it is not necessary to rigidly accord with these standards. The preamble to D DM2 (paragraph 13.3.4) also states: "There might be occasions where development schemes cannot comply with all the space standards required (such as the conversion of an existing building, or where compliance with the standards may harm the historic character of a building). Arun District Council will consider these on a case-by-case basis". It is not considered this shortfall in the standards is so significant or materially harmful as to warrant a refusal on these grounds.

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until this Design Guide is published, there is no policy within the ALP regarding private gardens sizes. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users. The emerging Arun Design Guide proposes the following standards for flats.

- Balconies: max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space;
- Communal Shared Spaces: minimum 40sqm plus 10sqm for each unit if not provided as balcony space.

The proposal includes courtyard space at the rear of the building for flats 2 & 3 but there is no real communal space other than an area at the western end where there is to be a bin and bike store. This is considered to be broadly acceptable on the basis that the site is within walking distance of the town centre and Hotham Park. It is also considered that the site is limited in space for amenity areas and that balconies would not be appropriate due to the potential for overlooking of neighbouring properties.

The proposal therefore complies with policies D DM1 & D DM2 and with the guidance in the NPPF (para. 127).

PAGHAM HARBOUR:

ALP policy ENV DM2 requires that 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. A contribution of £1,275 per new residential unit was agreed by the Councils Cabinet on 20 July 2015. The Councils Cabinet subsequently approved a reduction in the tariff from £1,275 to £871 as of the 10th April 2017.

The application site lies within the designated Zone B and accordingly it was necessary to apply this requirement. The applicant has agreed to the £4,355 contribution and it is this that is secured by the signed legal agreement.

SUMMARY:

The proposed development is considered to represent an efficient use of a currently under-utilised urban brownfield site and there is no objection in principle to the development. It is considered that the proposal complies with development control criteria concerning highway safety/parking, space standards, design/character, heritage assets, flooding and residential amenity. It is therefore considered that this

application is acceptable in all regards and should be approved subject to the following conditions and the signed S.106 legal agreement.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

This decision will be granted with a S106 legal agreement relating to a contribution of £4,355 towards the provision of accessible natural open green spaces 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 ...

Dwg. 100 "Location Plan";
Dwg. 102 "Proposed Block Plan";
Dwg. 104 "Proposed Plans and Elevations"; and
Dwg. 105 "3D Images".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in

accordance with policies QE SP1, D DM1 and T SP1 of the Arun Local Plan

- 3 No development shall commence until a Construction 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,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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 Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of the amenity of the occupiers of any nearby noise sensitive premises, the general amenities of the area and in the interests of highway safety in accordance with policies QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun 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 staff.

- 4 Before the flats hereby permitted are occupied a bin store shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof. The approved bin storage enclosure or space shall thereafter be permanently retained.

Reason: To ensure sufficient refuse facilities and to safeguard the appearance of the development & the amenities of the area in accordance with policies D DM1 and WM DM1 of the Arun Local Plan.

- 5 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 to be submitted to and approved by the Local Planning Authority. Such cycle storage spaces should thereafter be permanently retained in good working condition.

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.

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

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

- 7 None of the new flats shall be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development 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.

- 8 All of the proposed ground floor and first floor bath/shower rooms shall be permanently obscure glazed.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 9 The materials and finishes of the external walls (render) and roofs (slate) in the resultant converted building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun 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 with a s106 legal agreement relating to a contribution of £4,355 towards the provision of accessible natural open green spaces to serve the Pagham area.