REPORT UPDATE

Application No: BR/87/25/PL

Reason for the Update / Changes

Reason for Update:

As this recommendation is a departure from the two previous refusals for the same site, further clarification is provided to the 'Provision of Open Space' paragraph to demonstrate why this proposed scheme is in compliance with Policy H SP4.

BR/180/23/PL was previously refused in conflict with H SP4 (c), as insufficient external amenity space was provided for the six residents. This was addressed under BR/50/24/PL, through the removal of two parking spaces on site to provide a further 25sqm of amenity space. In addition, consideration was given to the close proximity of public spaces, such as Hotham Park, which had not previously been given weight under BR/180/23/PL. It was subsequently concluded that, as the total amount of on site external amenity space was increasing, and other public spaces were found to be suitable to accommodate the shortfall in space, then this was sufficient to address H SP4 (c). This was not disputed by the Planning Inspector at appeal for BR/50/24/PL.

As for this application, as the occupancy of the property is reducing from six to five residents, and therefore the overall demand for amenity space is lower than the previous applications, it is appropriate for the same stance to be taken as BR/50/24/PL, and conclude that the provision of open space is sufficient to comply with H SP4 (c) of the ALP.

It should additionally be noted that an HMO Licence has been granted for this site. Whilst this is subject to different standards and policies to Planning, it has been found by ADC Private Sector Housing & Public Health HMO Team that the property and its curtilage is appropriate for use as an HMO for the five occupiers.

An amendment is also applied to the wording of the 'Summary' paragraph to provide further clarification:

The development would make a positive contribution to the District's housing need and is in accordance with the development plan. This is a departure from two previous refusals for the same site. A previous decision on an application for similar development on the same site is capable of being a material consideration, and where a previous decision is not being followed, clear reasons must be provided as to why. The key case is Gladman Development v Secretary of State for Housing Communities and Local Government EWHC 127 where Dove J said that "where there is a basis for the earlier decision to be distinguished or departed from then that reason must be identified and the explanation justifying distinguishing the earlier decision must be explained".

The report has sought to demonstrate why the earlier decisions are being departed from and explanations have been provided as set out above. The proposal addresses the requirements of Policy H SP4 of the ALP as it does not adversely harm the character of the area; and provides sufficient open space and parking for the occupiers. The FRA has been reviewed and reassessed by the EA, and they have concluded that the removal of the ground floor bedroom and reduction to five occupiers is acceptable to mitigate flood risk. As such, the application is has overcome the previous reasons for refusal, and is recommended for approval subject to the following conditions and informatives.

Officers Comment:

There are no changes to recommendation.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report.

Recommendation Report for Planning Permission

REF NO: BR/87/25/PL

LOCATION: Hook House
51 Hook Lane
Bognor Regis
PO22 8AR

PROPOSAL: Change of use from a 4 bedroom house to a 5 bedroom HMO student let. This site is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks a change of use from a 4 bed dwelling (Class C3) to a 5 bed HMO (Class C4). This will be for a maximum of five unrelated people. The property is already in use as a HMO.
SITE CHARACTERISTICS	Two storey detached dwelling on the northern junction of Hook Lane/Madeira Avenue, and is opposite the southern junction with Mead Lane.
CHARACTER OF LOCALITY	Predominantly residential, with a variety of different style and sized dwelling houses in the local vicinity. The University of Chichester (Bognor Regis Campus) is to the southeast approximately 75m away.

RELEVANT SITE HISTORY

BR/50/24/PL	Change of use from a 4 bedroom dwelling to a 6 bedroom student HMO (resubmission following BR/180/23/PL). This site is in CIL Zone 4 (Zero Rated) as other development.	Refused 30-05-24 **Appeal: Dismissed 03-03-25**
BR/180/23/PL	Change of use from a 4 bed house to a 6 bed HMO student let.	Refused 02-11-23

BR/180/23/PL for a 6 bed HMO refused on flood risk grounds and insufficient external amenity space.

BR/50/24/PL for a 6 bed HMO was refused on flood risk grounds and appealed (APP/C3810/W/24/3356442) and subsequently dismissed. The appeal concluded that the development would not be safe from flooding, in conflict with Policy W DM2 of the Arun Local Plan.

This application seeks to overcome the previous reasons for refusal.

REPRESENTATIONS

Bognor Regis Town Council - Objection:
- Conflicts with Arun Local Plan Policy W DM2, the NPPF and associated guidance in that the site lies in Flood Zone 3/ Future Flood Zone 3a and it cannot be demonstrated the site is not at risk of flooding now and in the future, especially in regard to people and climate change.
- Would result in a proliferation and overconcentration of such uses in an area with an Article 4 direction which removed permitted development rights for C3 to C4 changes.
- Harm to the character of area due to harm associated with a further HMO to the wellbeing of the local community due to the number of such uses contrary to policy HSP 4 (a) of the Arun Local Plan.

No representations received from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC PRIVATE SECTOR HOUSING:
No objection. A full mandatory HMO licence for the proposed number of occupants has been issued. The property is registered on the Council's Landlord Accreditation Scheme.

ADC ENVIRONMENTAL HEALTH:
No objection.

ENVIRONMENT AGENCY (EA):
No objection, subject to a condition securing the mitigation measures set out in the submitted Flood Risk Assessment (February 2024).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The requested condition from the EA is applied below.

POLICY CONTEXT

Built Up Area Boundary
Article 4 Direction - HMOs
2km Buffer for Site of Special Scientific Interest
CIL Charging Zone 4
Flood Zone 3 / Future Flood Risk 3a

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ENVDM5	ENV DM5 Development and biodiversity
HSP4	H SP4 Houses in multiple occuption
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that the proposal has sufficiently overcome the previous reason for refusal in regard to flood risk and no demonstrable harm is identified.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -
(a) the provisions of the development plan, so far as material to the application,
(aza) a post examination draft neighbourhood development plan, so far as material to the application,
(b) any local finance considerations, so far as material to the application, and
(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

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), provided it accords with other policies of the ALP covering such issues as visual/residential amenity, highway safety and parking. There are no Bognor Regis Neighbourhood Plan policies of relevance.

The NPPF seeks to promote the effective use of all land (para 124) and gives weight to proposals that develop under-utilised land and buildings (para 125(d)).

On 18 January 2023, Arun confirmed a non-immediate Article 4 Direction to remove permitted development rights for the change of use from a dwellinghouse (C3) to a HMO for occupation by up to six persons living as a single household (C4). This came in to force on 19 January 2023. Wards with high levels of HMOs and with high proportions of hazards or in despair were the starting point when considering the imposition of the Article 4 Direction.

The area the Article 4 direction applies to covers the below wards:
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- River ward in Littlehampton
- Marine ward in Bognor Regis
- Hotham ward in Bognor Regis.

These are wards where existing or future high concentrations of HMOs are considered likely to be harmful to the amenity or wellbeing of local residents and communities.

The analysis showed that the percentage of private rented sector in Hotham ward is 39.2% whilst the national average is 19%. Hotham ward has 156 HMOs and with other wards identified above has the highest levels of anti-social behaviour. 15% of dwellings in Hotham ward are estimated to suffer from category 1 hazards and 3% of properties are estimated to be in despair.

The site is in Hotham Ward, which is subject to the Article 4 Direction. The proposal should be assessed against ALP policy H SP4.

Policy H SP4 states where applications for houses in multiple occupation are not covered by permitted development rights (removed in this case under Article 4 Direction) they will be favourably considered where proposals contribute to the creation of sustainable, inclusive, and mixed communities and meeting the detailed criteria as set out below:

a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing.
b. Do not contribute to the generation of excessive parking demands or traffic in an area.
c. Provide adequate areas of open space.

The assessment of the proposal against the criteria will be covered below, in order to conclude whether the proposal will accord with H SP4 of the ALP and represent sustainable development.

IMPACT ON CHARACTER OF AREA

Policy H SP4 requires that HMOs (a) Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing. The supporting text (12.5.1) states 'In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.'

Hook House is a two storey detached dwelling, on the corner of Madeira Avenue and Hook Lane. It is accessed via a driveway from the north of Hook Lane. Parking is to the west of the site, with a garden area to the south of the property. A small section of the garden wraps around to the eastern side.

A lounge, kitchen, WC, dining room, and garage are to the ground floor, and five bedrooms, storage cupboards, and two bathrooms are to the first floor and submitted plans show there is no change in this regard. There appear to be no external changes to the property, and only internal alterations to provide two additional bedrooms.

The internal changes will have no impact to the visual appearance and design of the property, nor any harm to the appearance and character of the street scene. There will be no harm in terms of design and visual amenity.

The area is predominantly residential in its character. While the contribution HMOs can make to the housing stock is appreciated and of value, it is recognised by policy H SP4 and its preamble that communities can become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing. Neither Policy H SP4 nor its supporting text set out a specific threshold or limit to the number/proportion of HMOs that would be acceptable. An appeal decision (Rose Cottage - BR/168/23/PL) refers to less than 5% of properties within 250m of a site area as being in multiple occupancy being an acceptable threshold. In BR/111/24/PL (8 Argyle Road) an Inspector allowed an appeal for a HMO quoting a radius of 150m and less than 5% HMO's being acceptable.

For consistency with previous appeal decisions, the Local Planning Authority has undertaken its own assessment of HMO numbers within a wider radius of 250m, to abide with the threshold set out as acceptable by the Planning Inspector. Within 250m, 12 HMOs have been identified:

- 46, 48, 53 Hook Lane
- 61, 61a, 63, 77, 79 Mead Lane
- 6, 7, 8 Mead Court
- 16 Westway

Approximately 420 residential units have been identified through the Councils database as the housing stock within 250m of 51 Hook Lane. The percentage HMO contribution to this total stock stands at 2.86%; with one additional HMO unit increasing this to 3.1%. This would fall sufficiently short of the recommended 5% threshold; and would not present an over proliferation or concentration of HMO contribution to the variety of household types in this location.

Whilst there are other HMO's nearby, the area contains predominately independent dwellings. The addition of one HMO will marginally alter this demographic and introduce a mixed and unrelated household into the character of the area. This will not be unduly harmful and will not adversely unbalance the communities and character found in the immediate vicinity nor result in an over intensification of HMOs in the area. The property already has 4 bedrooms, which if living as a single family household,

would likely enable between 4 to 8 occupiers.

The proposal is seeking a maximum of 5 occupiers; which is comparable to the existing occupier contribution to the population of the area. The character of the area will slightly alter as a result of the change, but given the number of HMOs in the immediate vicinity of the site and the small increase to the number of occupiers at the property, this would not result in significant harm to the character of the area.

The proposal would not require external changes which would adversely alter the appearance of the property, nor introduce a use which is at odds with the character of the area or result in an additional HMO unit which would significantly harm the character of the area.

The proposal complies with H SP4 (a), D DM1 and D DM4 of the ALP.

RESIDENTIAL AMENITY (INCLUDING NOISE POLLUTION)

ALP policy D DM1 requires there be minimal impact to users/occupiers of nearby property and land. Policy QE SP1 requires all development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. Policy QE DM1 seeks to protect against the impacts of new noise generating development.

Paragraph 135(f) of the NPPF requires that decisions should ensure that developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The development would allow for the accommodation of five people. The maximum of five people would be conditioned to protect amenity.

The proposal seeks no changes to the property footprint. The building retains a minimum distance of approximately 1.1m to the northern boundary, 1m to the east, 4.5m to the south, and 3.6m to the west. It will retain 2.5m to the closest elevation of 2 Madeira Avenue to the north, 15m from 6 Northcliffe Road, and 11m from 53 Hook Lane. These distances are acceptable, and do not result in adverse overbearing, overlooking, or overshadowing.

The property allows for the provision of a single household, of up to eight people (considering each existing bedroom as a double). The change to an HMO would result in five occupants coming to and from site at any time, which could have an increase in noise produced by those living at the property. There would be noise produced by the cars parking on site, however this parking provision already exists and is in use. The impact of the cars is not a new impact. It is likely that there will be some noise increase on site due to the property accommodating five individuals of differing schedules. Given the property when used as a dwelling house could house more people of a single household than the HMO, it is concluded that any increase in noise will not be unacceptably harmful to a level that would warrant refusal on these grounds. Any additional noise would not be detrimental to amenity.

The proposal will not have adverse harm to residential amenity and complies with D DM1, QE SP1 and QE DM1 of the ALP, and paragraph 135 of the NPPF.

HIGHWAYS, TRAFFIC AND PARKING

Policy T SP1 (ALP) requires development to reduce the need to travel by car by identifying opportunities to improve access to public transport services whilst making provision for safe access to the highway network. Policy T SP1(f) (iv) requires development to incorporate facilities for charging electric and plug-in hybrid vehicles. Policy H SP4(b) makes clear the provision of HMOs should not contribute to the

generation of excessive parking demands or traffic in the area.

The Arun Parking Standards (APS) 2020 have no specific category for HMO uses, but Table 3.1 shows the expected level of parking provision for residential development. Within Zone 4 it is one parking space for a 1 bed unit with one to 3 habitable rooms, and two parking spaces for a residential development with 4+ bedrooms and 7 or more habitable rooms. The proposal will provide up four parking spaces on site, which is acceptable and meets the minimum requirement for an HMO of this scale in Zone 4.

It does not appear that EV charging points are to be provided for the parking spaces. A condition has been applied requiring a charging point to be provided, as per the Arun Parking Standards SPD. There appears to be no indication of secure cycle parking and storage on site, and a condition requiring details of these spaces has also been applied.

The proposed parking provision for the development complies with policy T SP1 of the Arun Local Plan and with criterion (b) of Policy H SP4 of the ALP.

INTERNAL SPACE STANDARDS

Arun Local Plan Policy D DM2 states that: "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".

The Technical Housing Standards (Nationally Described Space Standard) does not provide relevant standards for Houses in Multiple Occupation. For a dwelling, the minimum requirement for one bed space is that a single bedroom must have an area of at least 7.5m2 and be at least 2.15m wide. The HMO is to be let out to five people, each with their own bedroom. The smallest bedroom would have an area of 9.75m2 and the largest 14.08m2, all of which have a width of 2.5m or greater. This is acceptable for five bedrooms, and exceeds the standards set for bedroom floor area provision. Regard should be had to Environmental Health's Private Housing Standards. ADC's licensing team state an HMO licence has been granted, and it is accepted that room sizes for the property meet their required standards.

The proposal would comply with the internal standards as per D DM2 of the ALP, and is acceptable.

PROVISION OF OPEN SPACE

Policy H SP4 requires provision of adequate areas of open spaces. Whilst this policy does not state a minimum area that HMOs should provide, Part H of the ADG provides a guideline that communal shared spaces, such as shared external amenity space, should be at minimum 40m2, plus 10m2 for each unit. In this case, the interpretation of a unit will mean the property needs to provide 10m2 extra for each person, which would mean the minimum space provided would need to be 90m2. Appeal decisions have not accepted this figure and lower amounts of space have been accepted. The open space provided would be primarily to the south of the property and would be approximately 60m2. This was a previous reason for refusal under BR/180/23/PL. Given the reduction in the number of occupiers, and decrease in minimum amenity space area, this figure is acceptable.

Hotham Park is within 250m of the property. This park is a large public green space, within easy walking distance. It is a suitable and accessible alternative to privately provided external amenity and is acceptable. The property is fairly close to other public spaces, such as Bognor Regis Promenade. This provides another option for external amenity space. Given both of these nearby amenities are within easy access, the lack of external amenity space has been reconsidered as part of this application, and it is concluded that this minor lack of space is outweighed by alternative solutions which are sufficient to providing amenity space for the future occupiers. The previous reason for refusal is no longer justified.

This is consistent with BR/50/24/PL which removed this as a reason for refusal.

The proposal complies with H SP4(c) of the ALP.

BIODIVERSITY

Policy ENV DM5 of the Local Plan requires development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. They shall incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing habitats (whether designated or not)."

Biodiversity Net Gain for small sites became a requirement on 2 April 2024, and requires developments to provide 10% BNG. However, in this case the property is exempt, as it is only proposing a change of use with no physical changes. A Biodiversity Enhancement Statement has been provided, which states that bird boxes have been installed to trees, and a butterfly barn and hedgehog house have been put in the garden. This is a positive gain to biodiversity, and acceptable.

The proposal complies with ENV DM5 of the ALP.

BIN STORAGE

It is unclear from the plans where the bin storage is proposed to be kept, and what the arrangements will be for waste management. A condition requiring the submission of bin storage details would be required, in order to ensure that the proposal accords with WM DM1 of the Arun Local Plan.

SUSTAINABLE DRAINAGE AND FLOOD RISK

ALP Policy W DM2 concerns flood risk and requires that development in areas at risk of flooding will only be permitted where specific criteria have been satisfied by a sufficient Flood Risk Assessment. The proposal falls in Flood Zone 3, with future flood risk on site being identified as Flood Zone 3a. This land is defined by the planning practice guidance as having a high probability of flooding, and subsequently great care should be had with steering development away from areas of flood risk. Being an application for a change of use, it is not required that a sequential or exception test is undertaken. A Flood Risk Assessment has been supplied.

BR/180/23/PL and BR/50/24/PL were refused on the grounds of flood risk, due to an EA objection. This was primarily as a result of the provision of a ground floor bedroom, which posed adverse risk of harm to life as a result of potential flooding. This objection was accepted by the Planning Inspector for the appeal of BR/50/24/PL, and resulted in the application being dismissed due to the unacceptable risk to life for the ground floor occupier.

This application has removed the provision of the ground floor bedroom, and has isolated all accommodation to the first floor. The FRA has been reviewed and re-assessed by the EA, and they are satisfied that the removal of the ground floor bedroom has removed this adverse risk of flooding. No objection has been received from the EA, subject to mitigation measures set out in the FRA being conditioned, specifically in regard to:

- All sleeping accommodation shall be at First Floor level or above.
- Flood proof doors shall be implemented at ground floor level.

These changes since the previous refusal are sufficient, and address the previous reason for refusal. Given the withdrawal of the EA objection, and satisfaction with the submitted flood risk information, the

previous reason for refusal does not apply.

The proposal is subsequently in accordance with W DM2 of the ALP.

Policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts.

There is no increase in footprint. A four bed dwelling could accommodate five or more residents as a single household, and would have sufficient drainage provisions in place for the use of five people. The change of use to five bedrooms for five people would have negligible impact on the sustainability of the existing drainage system, and the provisions already in place are acceptable. This complies with W DM3 of the ALP.

CLIMATE CHANGE/SUSTAINABLE CONTRUCTION

ALP policy ECC SP2 requires new residential and commercial development (including conversions, extensions, and changes of use) to be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems unless it is demonstrated this is unviable. ECC SP1 requires new development be designed to adapt to impacts arising from climate change.

Whilst there are no decentralised, renewable, and low carbon energy supply systems proposed, as the property is existing and in use, it is not felt necessary to impose a condition requesting the incorporation of these systems.

SUMMARY

The development would make a positive contribution to the District's housing need and is in accordance with the development plan, with no material considerations suggesting that permission should be withheld. As such, it is recommended for approval subject to the following conditions and informatives.

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 to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been 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 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 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 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 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:

- Location Plan
- Block Plan
- Proposed Floor Plans
- Proposed South Elevation
- Proposed North Elevation
- Proposed West Elevation
- Proposed East Elevation

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.

3 The HMO shall accommodate a cumulative maximum of 5 no. occupiers on site at any one time.

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

4 Within six months of the granting of this permission, 5 no. covered and secure cycle parking spaces are to be provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

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

5 Within six months of the granting of this permission, the applicant or developer shall provide the dwellings with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

6 Within six months of the granting of this permission, details for the storage and collection of

waste on site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be maintained in perpetuity.

Reason: In accordance with Arun Local Plan policy WM DM1.

7 The development shall be carried out in accordance with the submitted flood risk assessment (dated February 2024) and the following mitigation measures it details:

- All sleeping accommodation shall be at First Floor level or above.
- Flood proof doors shall be implemented at ground floor level.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Arun Local Plan policy W DM2.

8 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is de-minimis as the development does not impact an onsite priority habitat and the development impacts less than 25 square metres of onsite habitat that has a biodiversity value grater than zero and less than then 5 metres in length of onsite linear habitat.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

9 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.