

Recommendation Report for Planning Permission

REF NO: CM/12/25/PL

LOCATION: Rigates Climping Street
Climping
BN17 5RQ

PROPOSAL: Demolition existing buildings and erection of 1 No. self / custom build dwelling and garage with associated landscaping. This application may affect the setting of a listed building, is in CIL zone 5 and is CIL liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing buildings and construction of a dwellinghouse with parking and carport.
SITE AREA	2360 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	4.2 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by the development.
BOUNDARY TREATMENT	Mature planting/hedging. Fence.
SITE CHARACTERISTICS	The site consists of a single storey flat roofed brick building understood to have been converted to a self-contained residential unit in 2002 and granted lawfulness in 2025, referred to as 'The Old Butcher's Flat'. It is not clear what the unit previously served as, but it reads as what may have been an annexe/detached extension of accommodation to the main dwelling 'Rigates'. It features associated car parking to the front and what has served as residential garden space to the side (south). To the east is an agricultural barn and the main dwelling 'Rigates' is found to the north. 'The Old Butcher's Flat' shares the same vehicular access as 'Rigates' off Clymping Street to the west.
CHARACTER OF LOCALITY	Rural ribbon development within the countryside and strategic gap. To the immediate east is agricultural land.

RELEVANT SITE HISTORY

CM/2/25/CLE	Lawful development certificate for use as a dwelling house with associated land as residential curtilage.	Approve 21-02-25
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Noted.

REPRESENTATIONS

No comments received from the Parish Council.

1 letter of objection from neighbour.

- Objections to the height of the house which is at a higher level than the neighbouring property.
- Overlooking of private garden, especially in winter from balcony.
- The development will disrupt the tranquillity of the area and harm wildlife, including harm to meadow and pond.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC Ecologist - No objection with conditions suggested.

- Onsite bat survey undertaken.
- A bat mitigation license will be required as the existing building is use as a day roost by common and soprano pipistrelles.
- Other ecological enhancements are proposed including native planting, creation of wildlife pond, swift bricks and loggery.

Southern Water - No objection with conditions suggested.

- Tree planting near to rising main is restricted, and Southern Water guidance 'A Guide to Tree Planting near water Mains and Sewers should be considered.
- If there is an intention to have the SuDS adopted, the system should be designed in accordance with www.water.org.uk/sewerage-sector-guidance-approved-documents/.
- No soakaways should be connected to the public surface water sewer.
- Where not to be adopted, it will need to be ensured that arrangements are put in place for its long-term maintenance.
- Request for notification of any demolition works undertaken.
- Foul water connection can be facilitated. Formal application direct to Southern Water is necessary in this respect.

Conservation Officer - No harm to the setting.

- The group of dwellings consists of two Grade II listed buildings: Dove Cottage and The Well House, and a non-designated heritage asset: Mead Cottage.
- The identified heritage assets on this section of The Street have a positive group value.
- The site forms part of Historic Core 4, where the road has the character of a country lane, with grassed verges, with trees and hedges screening properties. Flint walls feature extensively. Much of the construction includes pitched roof (slate/clay/thatch), some timber framing flint and rendered walls. Mixture of single storey chalet and two-storey properties.
- Any new dwelling should respect the established character as defined above.
- The existing building do not appear to be of any significance; their loss is acceptable. The development is set back from Climping Street and is well screened. The development will not be visible from, or in the context of nearby heritage assets.
- The design is not overly reflective of the appearance of other dwellings in the locality. The design is

overly complex. A traditional simple design (such that is found on 1&2 Rose Cottage/Black Horse Cottage) would have been better. A simple pallet of materials would have been more in keeping with the vernacular.

- Contradictions are made within the submitted documents when considering visibility of the site.
- The location of the house and the presence of screening and existing development will mean that the development would result in no harm to the setting of the designated and non-designated heritage assets, and not harm their significance. The design and appearance of the new house is not fully reflective of the character of the historic hamlet and requires improvement/revision.

Conservation Officer Further comments (11/6/25).

- I have reviewed the revised plans and have no further comments to make

ADC Drainage Engineers - No objection with condition suggested.

- Infiltration is proposed.
- No ground water monitoring has been submitted as such it is unknown at this stage if the 1m freeboard level can be met. If once data is gathered, it turns out that the 1m level will not be achievable, then infiltration will not be possible.
- Infiltration testing was completed in summer, testing will need to be repeated in winter to represent worst case conditions in accordance with BRE DG 365. The summer testing is an early indication that shallow infiltration may be viable, however the results cannot be used for the design rates.
- There is a public surface water sewer on Climping Street which the applicant may connect to if infiltration is later found to not be viable. The invert levels and capacity of this sewer are unknown. Ideally these would both be confirmed prior to determination to avoid risk.
- If infiltration is not viable and connection cannot be made to the surface water sewer then flood risk may be increased by the proposed development as there are no alternative disposal locations.

COMMENTS ON CONSULTATION RESPONSES:

Further to the Conservation Officers comments, amended plans were submitted to respond to comment made regarding the overly complex design of the property. These will be considered below.

POLICY CONTEXT

Designation applicable to site:
 SSSI Clymping beach 2km buffer zone
 Lidsey Treatment Catchment
 Ground water flooding 50-75%

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
SDSP3	SD SP3 Gaps Between Settlements
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment

TSP1	T SP1 Transport and Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
WDM3	W DM3 Sustainable Urban Drainage Systems
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design

Clymping Neighbourhood Plan 2015 Policy CPN13 Retain buildings or structures of character

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 building does not harm the character or the area, the amenity of nearby residents, provides appropriate parking and access to the highway and makes efforts to enhance biodiversity and energy efficiency.

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.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

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

BIODIVERSITY NET GAIN

This application is not liable for Biodiversity Net Gain (BNG) for the following reasons:

- Self build development

CONCLUSIONS

PRINCIPLE

The site is outside the Built-up Area Boundary, where the principle of residential development is opposed in accordance with policies SD SP2 of the Arun Local Plan (ALP). Policy C SP1 of the ALP is of relevance to development outside of the Built-up Area Boundary however, the proposal does not accord with any criteria within this policy and, is contrary to it.

The key Development Plan policy considerations for this proposal are SD SP3, D SP1, D DM1, D DM2 , T SP1 , T DM1, QE SP1, ECC SP2, HER SP1, HER DM1, W DM3, ENV DM1 and ENV DM5 of the ALP.

Policies CPN 11 and CPN 13 of the Clymping Neighbourhood Development Plan (CNDP) are of relevance, as are the Arun Parking Standards (APS) and Arun Design Guide (ADG).

The NPPF (2024) is an important material consideration in determining applications. As the council cannot demonstrate a 5-year HLS, para 11(d) of the NPPF and the application of the 'presumption' for sustainable development could be triggered. Paragraph 11(d) of the NPPF states 'where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date (including for applications involving the provision of housing where a 5-year HLS cannot be demonstrated), planning permission should be granted unless ... (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

The NPPF generally seeks to promote the effective use of all land (paragraph 124) and gives weight to proposals that develop under-utilised land (paragraph 125(d)). The site does not fall to be considered under 125(c) as residential garden land it is not considered Previously Developed Land (PDL).

STRATEGIC GAP

Policy SD SP3 of the ALP states: 'The generally open and undeveloped nature of the following gaps between settlements, as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity'. One such gap is that between Littlehampton & Middleton-on-Sea (inclusive of Clymping). It goes on to set out the following:

Development will only be permitted within the gaps if:

- a. It would not undermine the physical and/or visual separation of settlements;
- b. It would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development;
- c. It cannot be located elsewhere; and
- d. It maintains the character of the undeveloped coast;
- e. or, if a subsequent DPD or Neighbourhood Plan deems it appropriate through an allocation.

The site consists of two residential curtilages, and is replacing a single storey butchers shop and office which was granted lawfulness as a residential dwelling for part of the structure under CM/2/25/CLE. The proposal seeks to demolish the whole building and office/storage barn, and replace it with a two-storey detached dwelling. Rigates has been long established with mature tree planting surrounding its boundaries. To the north and south of the proposal, are other dwellings forming a pattern of historic ribbon development along Clymping Street. The proposed dwelling, within the context of the gap, would read in plan as part of this ribbon of development and would be well screened in the wider context by the surrounding planting. The proposal would not undermine the physical or visual separation of the settlements or the integrity of the gap. A single dwelling could be located elsewhere, however with the current housing land supply position the lack of adverse impact means the site is acceptable.

The proposal is in accordance with policy SD SP3 of the ALP.

CHARACTER AND APPEARANCE

The existing building, as previously described, contributes little to the visual quality of the site. While only glimpses of the dwelling are visible, its incongruous design detracts from the character of the surrounding area. The structure measures approximately 13.9m by 17.5m, with a height of 3.2m. It was not originally constructed for residential use, and its demolition and replacement with a purpose-built dwelling is considered a more effective and appropriate use of the site. The development would offer a more eco-friendly and higher-quality living environment.

The dwelling is an L-shaped, two-storey building with 1.5-storey and single-storey elements. It will measure approximately 24m by 28m overall, with the main bulk of the dwelling measuring 16.7m by 21m, excluding the attached three-bay carport. The design adopts a barn-style aesthetic, featuring steeply pitched roofs with barn ends and dormer windows to the front and rear of the 1.5-storey section.

While the proportions are reminiscent of a traditional barn, the overall design lacks the sensitivity of a genuine conversion and instead reads as a stylised imitation. This impression is largely due to the residential scale and number of openings, as well as the overly complex massing of the building. As such, the proposal does not align with Part Q of the ADG, which advises that rural development should be sensitively integrated into the landscape, adopt a simple rectangular form typical of the local vernacular, and feature minimal openings.

Although the development results in a lower density overall, it effectively replaces an existing single dwelling. The perceived increase in scale arises from the enlargement of the curtilage, which comprises land already in residential use. The plot size is comparable to others in the immediate area, and the dwelling will be set back behind the front elevations of neighbouring properties, including Rigates, thereby preserving its visual prominence.

CNDP Policy 11 requires new development to respond to and integrate with the landscape context, as outlined in the Clymping Character Assessment. The site falls within the 'Traditional Clymping' character area, which calls for development to respect its historic and visual context, including scale and siting. Landscaping should be appropriate to the rural and historic setting, with boundary treatments comprising flint walls or native hedgerows. Materials should be selected from a palette that reflects the historic character of the village, and architectural features such as porches, roofs, and gables should reference

the Sussex rural vernacular.

The proposed materials include red brick, natural stone, and timber framing. As only a brief description has been provided, it would be appropriate to attach a condition requiring further details to ensure the visual quality of the area is maintained. No boundary treatment details have been submitted, though the lack of a visible frontage means there is no immediate adverse impact on the character of the area.

Policy D DM1 of the ALP sets out 13 design criteria, including character, appearance, impact, innovation, layout, density, and scale. While the design quality does not fully align with guidance, it represents a visual improvement over the existing building. On balance, the minor shortcomings in design do not outweigh the overall benefits of the scheme. The proposal accords with Policy D DM1 of the ALP and Policy 11 of the CNDP.

RESIDENTIAL AMENITY

Policy QE SP1 of the ALP sets out criteria against which new development proposals must be assessed. It broadly seeks to enhance the quality of the environment and protect the amenity of neighbouring occupiers.

Relevant guidance is also provided in Parts G and H of the ADG, which outline standards for daylight access, separation distances to protect privacy, and the provision of adequate amenity space.

The dwelling benefits from generous spacing around the building, with minimum separation distances of approximately 4.65m to the north (shared with Rigates), 7.5m to the south (shared with White Cottage, also referred to as Derwent House on the plans), and 11.9m to the west. The private rear amenity space ranges from 11.3m to 17.4m in depth, which complies with the guidance set out in the ADG.

Concerns have been raised regarding potential overlooking into neighbouring gardens, particularly from a large south-facing first-floor window. While this secondary window may allow views toward the rear of the neighbouring garden, it would not result in harm to the living accommodation of that property. Given the current high level of privacy enjoyed by the neighbouring garden, and the rural context of the site, it is reasonable to expect this level of privacy to be maintained.

To address these concerns, it would be appropriate to condition the south-facing first-floor window to be obscure-glazed. Additionally, the eastern elevation includes another window and patio doors opening onto a balcony. To prevent overlooking, it is recommended that a condition be imposed requiring screening to the southern return of the balcony.

Given the generous spacing around the dwelling, there will be no adverse impact on daylight levels to neighbouring properties.

Subject to condition the proposal accords with ALP Policy D DM1 and QE SP1.

INTERNAL SPACE STANDARDS

The proposal would provide ample internal amenity space and generous external amenity space for the benefit of its occupiers in accordance with ALP policies D DM2 and QE SP1, and Section H.04 of the ADG.

TRANSPORT & PARKING

The proposal includes provision for at least four car parking spaces within the driveway, which meets the requirements of the APS. In addition, two covered carport spaces are provided, along with a workshop area that could function as a lockable garage if needed. Ample secure cycle storage is also proposed, including a dedicated cycle storage area. As such, both car and cycle parking provision meet the

required standards, and no concerns are raised in this regard.

West Sussex County Council (WSCC) Highways raised no objections in relation to highway safety. The Local Planning Authority concurs with this assessment. The site layout allows for vehicles to turn on-site and exit in a forward gear. Although the site can accommodate multiple vehicles, the proposed dwelling is not expected to generate a material increase in vehicle movements compared to the existing situation.

While the site lies outside the Built-Up Area Boundary, it is within a cluster of residential properties that are likely to rely primarily on private vehicles for transport. The site is only a short cycling distance, approximately seven minutes, from Littlehampton town centre and its railway station, via rural and semi-rural lanes that offer a pleasant and accessible cycling route.

The proposal is considered to be in accordance with ALP Policies T SP1 and T DM1.

ECOLOGY & BIODIVERSITY

The proposal is a self-build scheme and is therefore exempt from the statutory requirement for Biodiversity Net Gain.

ALP Policy ENV DM1 resists development likely to have an adverse effect on land designated for biodiversity or geological importance, as listed in Tables 17.1-17.7 or any subsequently designated sites. The site lies within the 2km buffer zone of the Climping Beach Site of Special Scientific Interest (SSSI), which is designated for its sensitive habitats, including vegetated shingle and sand dunes that support a range of plant and wildlife species.

The site comprises residential garden land and does not contain any protected habitats. The proposal would not result in any adverse effects on the SSSI. Resultant of this, the need for a Habitat Regulation Assessment has been screened out.

Given the rural context, a bat survey was undertaken. Existing buildings were assessed as having moderate potential to support crevice-dwelling bats, particularly within the tile hanging. Emergence surveys identified day roosts for low numbers of common pipistrelles (*Pipistrellus pipistrellus*) and soprano pipistrelles (*Pipistrellus pygmaeus*). As the proposed works will impact these roosts, a Natural England development licence will be required to proceed. This will ensure that appropriate mitigation is secured to avoid long-term harm to the local bat population. Mitigation measures include the incorporation of new roosting features within the proposed dwelling.

Despite being a self-build and not falling under the statutory requirements of the Environment Act 2021 a biodiversity net gain is still required under policy ENV DM5, this can be secured by implementing/installing bat/bird bricks, wildlife pond, loggery, bug hotels, native planting and other habitat creation. These can be secured via a suitably worded condition.

Subject to conditions securing the recommended construction-phase procedures, compensatory planting, and ecological enhancement measures, the proposal would integrate acceptably with the site's ecological context. It would not result in any harmful impacts on the SSSI or the wider ecological network.

Accordingly, subject to the imposition of appropriate conditions, the proposal is considered to comply with Policies QE SP1, D DM1, ENV SP1, and ENV DM5 of the Arun Local Plan.

HERITAGE

ALP Policy HER DM1 relates to listed buildings and requires that proposals preserve and where possible, enhance the historic character, qualities, and special interest of the building. Development must

not be detrimental to the historic integrity of either the exterior or interior and should seek to enhance the building's setting where appropriate.

Chapter 16 of the National Planning Policy Framework (NPPF), specifically paragraphs 207 and 208, provides guidance on identifying and assessing the significance of heritage assets, the weight to be given to their conservation, and how this should be balanced against the public benefits of a proposal.

The site is in the hamlet of Clymping, in proximity to a group of heritage assets comprising two Grade II listed buildings, Dove Cottage and The Well House, and one non-designated heritage asset, Mead Cottage. These properties, positioned along the highway, form a visually cohesive and positive grouping. Dove Cottage is identified within the area's Character Assessment, and as such, Policy CNP 11 requires the maintenance of its visual prominence. Policy CNP 13 further supports the retention and enhancement of the local distinctiveness of heritage assets and their settings.

The dwelling is on the opposite side of the road from these assets, set back within its plot and screened by existing vegetation. As a result, the visual prominence and setting of the heritage assets will not be adversely affected.

As noted in the Character Assessment, while the design incorporates high-quality materials, it is considered overly elaborate. The building's form and the abundance of architectural features do not align with the guidance in Part Q of the ADG. It is acknowledged that the architect has made efforts to address these concerns, including the introduction of a decorative tile-hanging band, which has improved the design to some extent. Nonetheless, further simplification could be beneficial. However, given that the proposal does not impact the setting of the nearby heritage assets, no harm is considered to arise.

Accordingly, the proposal is deemed to preserve the historic character and setting of the surrounding heritage assets and is considered to comply with ALP Policy HER DM1 and CNP Policy 13.

DRAINAGE

ALP policy W DM3 states that, to improve water quality, storage, and capture, development must identify opportunities to incorporate a range of SuDS appropriate to the scale of development, and at an early stage in the design process. Policy W SP1 similarly encourages the integration of SuDS, particularly where they can mitigate flood risk.

An infiltration system has been recommended as the primary method for managing surface water on site. This approach aligns with the highest level of the Sustainable Drainage Systems (SuDS) hierarchy and is acceptable in principle. However, winter groundwater monitoring and infiltration testing have not been undertaken, meaning the viability of this system remains unproven. While summer testing provides a useful indication, suggesting shallow infiltration may be possible, it should not be relied upon to inform the final design, as worst-case seasonal scenarios must be considered.

As a fall back option, there may be potential to connect to a public surface water sewer located on Climping Street. It is recommended that investigations into the sewer's capacity be undertaken concurrently with infiltration testing. This would ensure that, should infiltration prove unviable, the project can proceed without delay.

At present, the applicant has not provided sufficient evidence to demonstrate that the surface water drainage design will not increase flood risk. A cautionary note is warranted: if infiltration is found to be unviable and the sewer lacks sufficient capacity, the proposal may become unimplementable. However, based on the information available, this scenario is considered unlikely.

Subject to conditions securing further investigation and a detailed drainage strategy, the proposal is

considered to comply with ALP Policy W DM3 and is supported by ALP Policy W SP1.

ENERGY EFFICIENCY AND CLIMATE CHANGE

The new dwelling will replace an existing non-purpose built dwelling and will undoubtedly be more energy efficient than the existing building due to the modern methods of construction which will be used. ALP policy requires new development to use energy efficiency measures that reflect current standards, use design and layout to promote energy efficiency and to incorporate small scale renewable energy systems. Although the latter will be controlled by Building Regulations, no renewable technology has been utilised in the design.

It is appropriate to control this by condition, as there may be a visual impact with the addition of solar panels or an air source heat pump. Subject to condition, the proposal will accord with ALP ECC SP2.

SUMMARY

The proposal accords with the Development Plan in respect of its character and appearance, residential amenity, drainage, impact on heritage assets, and ecology and biodiversity.

Although paragraph 11(d) of the National Planning Policy Framework (NPPF) indicates that the Development Plan is considered out of date due to the lack of a five-year housing land supply (HLS), the policies most relevant to the determination of this application are consistent with the NPPF and can therefore be afforded significant weight.

Even if conflict were identified, or the policies were found to be inconsistent with the NPPF, the tilted balance under paragraph 11(d)(ii) would apply. The development would deliver benefits, including the provision of a single replacement dwelling, which would maintain the level of housing stock, albeit with a more modern, energy efficient dwelling. There would be limited economic benefits during the construction phase.

While the loss of a bat roost is acknowledged, the impact on ecology is considered neutral when balanced against the ecological enhancements secured by condition. The proposal would result in a moderate positive contribution to climate change objectives through the delivery of a more energy-efficient building.

Overall, even when applying the tilted balance in favour of sustainable development, the proposal presents very few negative impacts, none of which are considered sufficient to outweigh the benefits or justify refusal.

It is recommended to approve the application subject to the following conditions and informative.

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.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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 DPA - 001
- Existing and Proposed Site Plan DPA - 002 Rev A
- Proposed Ground Floor Plan DPA - 006
- Proposed First Floor Plan DPA - 007 Rev A
- Proposed Elevations East and West DPA - 008 Rev A
- Proposed Elevations East and West DPA - 009 Rev A
- Proposed Garage Plans and Elevations - DPA - 010

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

- 3 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

1. Winter groundwater monitoring,
2. Winter infiltration testing strictly in accordance with BRE DG 365 or similar approved,
3. Details of the proposed method and location of surface water disposal, in accordance with the SuDS hierarchy,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events:
 - a) 100% Annual Exceedance Probability
 - b) 10% AEP + climate change allowance

- c) 3.3% AEP + climate change allowance
- d) 1% AEP + climate change allowance

All storm events must include an allowance for urban creep and surcharged outfalls where appropriate,

- 6. Detailed drainage plans conforming to Local Planning Authority guidance,
- 7. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
- 8. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.

The scheme shall then be constructed as per the approved plans. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority.

Reason: In order to comply with Arun Local Plan policies W DM3 and W SP1 and the NPPF.

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and appearance in accordance with Arun Local Plan policies D DM1 and HER DM1.

- 5 The south facing first-floor bedroom window hereby approved shall have non-opening and fully obscured windows, below 1.7m from finish floor level, prior to the first use of the rooms. The windows shall be retained as obscure glazed and non-openable for the life of the window and for any subsequent window in this position.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Arun Local Plan policy D DM1.

- 6 The south facing balcony return screen hereby approved shall be a minimum of 1.7m high from finish floor level and fully obscured, prior to the first use of the rooms. The screen shall be retained, as such, in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with Arun Local Plan policy D DM1.

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

Reason: To provide car-parking space for the use and in accordance with Arun Local Plan policy T SP1.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with drawing 'Proposed Garage Plans and Elevations - DPA - 010' 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.

- 9 Any works which will impact the roosting place of bats, shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
1. A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 2. A method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or
 3. A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

- 10 Prior to any part of the new development being first brought into occupied, a bat friendly Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority.

The recommended lighting specification shall use LED's (at 3 lux) with the recommended spectrum being 80% amber and 20% white with a clear view, no UV, a horizontal light spread of less than 70 degrees and a timer. A 3D plan of the illumination level should be supplied so that the Local Planning Authority can assess the potential impact on protected species.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species) and Arun Local Plan policy ENV DM5

- 11 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Strategy including an Enhancement Layout for protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Strategy shall provide at a minimum, the following items:

- 1 no. universal nesting brick/box.
- 1 no. loggery/log pile.
- 1 no. bee brick/hotel.
- small mammal gaps every 10m to solid boundary treatments.

The works shall be implemented prior to occupation and shall be retained in that manner thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Arun Local Plan policies ENV SP1 and ENV DM5.

- 12 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the occupation of the dwelling and shall be thereafter permanently maintained in good working condition for the life of feature.

Reason: In order to secure a reduction in the use of energy at the site in accordance with

national planning policy and Arun Local Plan policy ECC SP2.

- 13 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

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

- 14 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances> on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year + climate change allowance storm event on site.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design.

Designers are guided to refer to Sustainable drainage systems: non-statutory technical standards and The SuDS Manual by CIRIA as these guide our decisions about the design, maintenance, and operation of sustainable drainage systems. Supplementary guidance notes and design checklists regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> and <https://www.arun.gov.uk/surfacewater> on Arun District Council's website

- 15 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.