

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: CM/13/19/RES

LOCATION: Mistletoe Farm
Horsemere Green Lane
Climping
BN17 5QZ

PROPOSAL: Application for approval of reserved matters following outline approval CM/37/18/OUT for the redevelopment of site with 2no. 4 bed detached bungalows & associated works

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application follows an outline approval of CM/37/18/OUT. This proposal provides details of the access, appearance, landscaping, layout and scale for a pair of detached chalet bungalows.
SITE AREA	Approximately 0.33 hectares.
TOPOGRAPHY	Predominantly flat.
TREES	One tree indicated as T40 in the tree constraints plan is protected under TPO/CM/1/18.
BOUNDARY TREATMENT	Northern boundary, post and rail timber fencing approximately 1.4m high. Rear and side boundaries enclosed by varying hedging and fencing approximately 2-4m high.
SITE CHARACTERISTICS	Proposed properties are indicated to be located on garden land to a detached single storey dwelling. The dwelling has red brick quoin and rendered elevations, hipped red tiled roof with gable sections. Integral double garage. Flat roof section to the rear of the dwelling. 2 sheds and a greenhouse within site for the proposed properties.
CHARACTER OF LOCALITY	Residential properties to the east and west of the site. To the west are shallow pitched roofed detached bungalows. Open fields to the north of the site.

RELEVANT SITE HISTORY

CM/37/18/OUT	Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.	ApproveConditionally 06-03-19
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CM/10/18/OUT	Application for Outline planning permission with some matters reserved for redevelopment of the site with 1 No. 4-bed detached bungalow, 1 No. 3-bed detached chalet bungalows & 2 No. 3-bed semi-detached bungalows & associated works. Departure from the Development plan	Refused 28-09-18
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CM/10/18/OUT was refused as it would represent an unacceptable encroachment of built form into the countryside. This was because the number of proposed dwellings would result in an overdevelopment of the site, which was at odds with the character and appearance of the locality. The following application CM/37/18/OUT was approved subject to conditions.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Parish Council - No objection

- No objection provided that there are no concerns of overlooking.

21 letters of objection:

- The proposal is in conflict with the development plan.
- Concerns regarding land ownership.
- Concerns relating to built up area boundary.
- Concerns relating to the ecology of the area.
- Concerns about the chalet bungalows being as such, not bungalows.
- More traffic.
- Issue of the mains sewer below the site.
- The application does not respect or reinforce the character of the area.
- The proposed dwellings are harmful as a result of their mass, impact and height.
- The proposed dwellings are overbearing.
- Improper infrastructure to support the housing.
- The access road runs close to neighbouring dwellings.
- There are security concerns at the neighbouring dwelling, as a result of the access path.
- This is a departure from the development plan.
- The proposed dwellings would overlook neighbouring dwellings.
- The access road will cause noise and disturbance to neighbouring dwellings.
- Concerns relating to surface water drainage.
- Concerns relating to the Main Foul Sewer.
- Concerns relating to emergency service vehicle access.
- Pollution from delivery lorries.
- Plot 2 would be overbearing, visually intrusive to neighbouring dwellings.
- The proposed dwellings have inadequate garden sizes.
- If approved, the application sets an unacceptable precedent.
- The scale of Plot 1 appears overly cramped in comparison with other dwellings in the locality.
- Plot 1 would intensify development in the locality.
- Plot 1 is overly high in comparison to neighbouring dwellings.
- The view from the street scene is bulky.
- The vegetation may not be retained.
- There are no proposed materials.

- There are no details of lighting.
- The differing form of the roof detracts from enjoyment of neighbouring dwellings.
- Light pollution may harm local wildlife.
- The proposed dwellings have different layouts to existing dwellings.
- The front elevation of the property faces toward an adjacent property.
- There is no provision for bin storage.
- There is no proposed boundary treatment along the Eastern boundary of the site.
- There is no detailed management plan for the central amenity area.

COMMENTS ON REPRESENTATIONS RECEIVED:

The majority of comments raised will be addressed in the conclusion section of the application. Planning applications are considered on their merits. Issues such as precedent and land ownership are not material planning considerations.

CONSULTATIONS

Engineers (Drainage)

Engineering Services Manager

Southern Water Planning

WSCC Strategic Planning

Ecology Advisor

Parks and Landscapes

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

W.S.C.C Highways

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. It was initially noted that the garage serving Plot 2 is not sufficient in size to be counted towards the parking allocation. This was amended and the LHA were reconsulted, content with the size of the amended garage.

- Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

- Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

- Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable

transport policies.

The Council's Drainage Engineers - First Response

The Council's Drainage Engineers required further details relating to the calculations of the soakaways in order to ensure that drainage can be achieved within the site. Liaison was had with the planning agent who confirmed that they would not be happy to provide this information. The final response from the Council's Drainage Engineer is as follows:

"Inadequate information has been submitted to demonstrate that the site can be sufficiently drained in accordance with; WDM3 of the Local Plan. As the application is to approve the layout of the site there is a risk that the proposals would not be able to be implemented.

I therefore recommend that this application is refused.

This approach is consistent with responses given on other nearby developments such as CM/21/19/PL where I objected to the proposals due to insufficient evidence being submitted."

The Council's Drainage Engineers - Second Response

Drainage details, including a plan and calculations were submitted by the applicant demonstrating that drainage can be achieved within the application site. These plans are supplementary, as a drainage scheme will need to be approved before the development commences.

CDC Ecology - Council consultant

Bats

Due to the potential for roosting bats within tree T38, this tree must be retained and protected during the construction works. If this is not possible then further bat surveys on this tree would be required.

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Reptiles

We are happy that a precautionary approach can be undertaken on the site for reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

Southern Water

Southern Water stated that there was no change to their comments submitted against the previous application (CM/37/18/OUT). They are detailed below:

"As a result of the presence of a foul sewer on the site, Southern Water should be contact prior to works on site. It may be possible to divert the foul sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and this work was carried out at the developers expense.

Southern Water go on to state criteria which must be met if the diversion of sewer lines was required.

In order to divert drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example, "The developer must advise the local authority (in

consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development."

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk". Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link:
<https://beta.southernwater.co.uk/infrastructurecharges>."

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
 Outside built up area boundary

DEVELOPMENT PLAN POLICIES

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

TSP1	T SP1 Transport and Development
SDSP1	SD SP1 Sustainable Development
TDM1	T DM1 Sustainable Travel and Public Rights of Way
ENVDM5	ENV DM5 Development and biodiversity
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
WDM3	W DM3 Sustainable Urban Drainage Systems
ENVDM4	ENV DM4 Protection of trees
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
CSP1	C SP1 Countryside

Clymping Neighbourhood Plan 2015 Policy CPN11	Quality of Design
Clymping Neighbourhood Plan 2015 Policy CPN14	Traffic and the Environment
Clymping Neighbourhood Plan 2015 Policy CPN12	Reducing the risk of flooding
Clymping Neighbourhood Plan 2015 Policy CPN8	Protection of Trees and Hedgerows

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.

The Clymping Neighbourhood Plan has been made and the relevant policies have been taken into account in the consideration of this application.

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 conflict with relevant Development Plan policies in that the site lies outside the built-up area boundary where development or redevelopment is unacceptable in principle and is not considered to accord with policy CSP1 of the Local Plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background, namely, that the proposal benefits from outline permission, and will not have an unacceptable impact on the character and appearance of the area.

CONCLUSIONS

PRINCIPLE

The Annual Monitoring report, published on the 18th of June 2019, identifies the current five year housing land supply situation. The current housing land supply (with a 'policy off' position) is 4.7 years.

The National Planning Policy Framework (NPPF) provides information on the issue of the weight that can be given to the Arun Local Plan or 'made' neighbourhood development plans, where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. These details are set out in full in Paragraph 11(d), where it is stated that permission would be granted, unless there are any adverse impacts that would demonstrably outweigh the benefits.

The principle of development on this site has been agreed at outline stage (CM/37/18/OUT). The only matters that can be considered as part of this proposal are those reserved at outline stage, which comprises of the access, appearance, landscaping, layout and scale for a pair of detached chalet bungalows.

VISUAL AMENITY AND CHARACTER OF THE AREA

Arun Local Plan policy D DM1 lists a series of 15 criteria that development must comply with - these include character where the policy states:

'1. Character

Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.'

Arun Local Plan Policy D SP1 - Design states:

'All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details....' The policy requires that development proposals should reflect the characteristics of the local area by amongst other things in terms of its character and design.

Policy CPN11 of the Clymping Neighbourhood Plan seeks to ensure that proposed development is in keeping with its location so as to protect and enhance the character of the locality. Good design is considered to mean 'responding to and integrating with the local built environment and landscape context as described in the Clymping Character Assessment'.

CPNP in Appendix 1 identifies the application site as 'Horsmere Green Lane' where it states that 'most of the houses are detached with only smaller numbers of semidetached houses' and 'Wooldridge Walk/Mant Close (39 properties) differs in that it is exclusively three bedroom detached bungalows with rendered walls and tiled roofs built around a small open green space.'

It is also necessary to consider the guidance within the National Planning Policy Framework. Paragraph 124 states that high quality buildings and places are fundamental to the planning process. Paragraph 127 sets out 5 design criteria against which development proposals will be assessed including the need to be visually attractive and sympathetic to local character.

The site would constitute visual infilling in the street scene, since it is bounded by residential development to the Eastern and Western sides. Only Plot 1 of the proposed development would be visible within the street scene, and even then, as a result of mature foliage bordering the front elevation of the application site, there are considered to be few views of the proposed dwelling at Plot 1. There are examples within the wider localities of dwellings with similar relationships, and distances with their neighbours. The stretch of dwellings between Wooldridge Walk and Apple Tree Walk are sited comfortably within their respective plots, it is considered that the development in the site would resonate with this style of development, and be in harmony with what is existing in the wider area. The proposal would not represent encroachment into open countryside and would not therefore erode the rural character of the area, this is as a result of the application site being bordered on its Eastern, Southern and Western boundaries by existing residential development. On this basis, it is considered that the proposed residential use of the site would not result in unacceptable harm to the character of the locality and is deemed to accord with policy D DM1 of the Arun Local Plan.

The dwelling sizes demonstrate acceptable dwelling to plot ratios which are similar to those within the locality of the site, and is actually more spacious than most in the area. The size of the plots are

therefore considered to be acceptable and appropriate for the area.

The dwellings are higher than the immediately adjoining bungalows, but much of this side of Arundel Road is characterised by 2 storey development and the dwellings would not therefore look out of place in the street scene.

The area is characterised by a mixed form of development with properties varying from bungalows, to large two storey dwellings. The siting of the two chalet bungalows is not considered to be out of character with the area, as a result of said mixed character. The area is also characterised by detached dwellings and the proposal would replicate this dwelling type. The style and design of the dwellings would be similar to those present fronting the road to the North of the site.

Plot 1 is set back the same distance from the street scene that the dwelling at Mistletoe Farm although it is noted that there is no consistent dwelling line along Horsemere Green Lane, but the rear elevation is still reflective of the Southernmost part of the rear elevation of the neighbouring dwelling.

The plans do not indicate any specific proposed materials, although it is noted that the wider locality is host to a variety of materials and finishing, and therefore it would be acceptable to deal with this via condition. The area comprises a mix of materials with no dominant style or material and the dwellings would therefore be similar in appearance. Compliance with policy DDM1 and DSP1 of Arun Local Plan and Policy CPN11 of the Climping Neighbourhood Plan have therefore been demonstrated.

RESIDENTIAL AMENITY

Arun Local Plan Policy D DM1 (3) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. None of the CNP policies specifically refer to residential amenity issues.

The NPPF in paragraph 180 states that 'planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.'

Furthermore in paragraph 123 c) it states that 'when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).'

Plot 1 is not considered to have any significant impact upon the neighbouring amenities of the neighbouring dwellings, this is as a result of the aspect of the development allowing there to be no significant overshadowing of the neighbouring dwelling to the West. With regard to overlooking, the Plot 1 is not considered to result in a loss of privacy to occupiers of neighbouring dwellings. There are windows at first floor on the Northern, and Southern elevations of the proposed dwellings, these are towards the street scene of Horsemere Green Lane, and within the application site respectfully. Plot 2 is the dwelling sited further within the application site and is not considered to have any significantly harmful impact upon the occupiers of dwellings it is sited closely too. This is firstly, because it has a 'North-South' hipped roof, which slopes down to a low eaves height of 3.4m at its closest point to the

neighbouring dwellings. Plot 2 is a proposed dwelling with a maximum ridge height of 7m, which is sited approximately 12m from the dwelling to the West; this is considered to mitigate any potential overbearing or overshadowing impact on the occupiers of #3 Wooldridge Walk. Plot 2 features many windows at first floor level. There are two windows on the Western elevation that have potential to cause a loss of privacy to the occupiers of #3 and #2 Wooldridge Walk, especially considering the loss of mature foliage within the site, however, it is considered that this could be dealt with through the imposition of a condition, requiring that these windows be obscure glazed and fixed shut below 1.7m from ground floor level. Additionally, the Council will impose a Permitted Development Restriction, removing the right to make additions or alterations to the roofs of the dwellings, as to prevent any harmful impacts to the residential amenity of neighbouring occupiers.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HIGHWAYS AND PARKING

Policy T SP1 of the Arun Local Plan 2011 - 2031 discusses transport issues including safe highway access.

Policy TM1 of the ANDP requires that new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of traffic generated both during development and on completion demand.

Regard should be had to paragraph 109 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts of development are severe".

The application has been assessed by WSCC Highways who do not have any objections to the use of the access and do not consider that the impact of the proposals on the operation of the highway network will be severe. The application is therefore considered to comply with paragraph 109 of the NPPF.

LANDSCAPING

The Council's Landscaping department note that the application was submitted with a landscaping scheme, which details indicative planting. They request a more detailed scheme via the imposition of a landscaping condition. On the advice of the Tree Officer, the site has been assessed and consequently, and TPO made as described earlier. The recommended landscaping condition will serve to protect trees and boundary vegetation in accordance with Climping NP Policy CPN8.

DRAINAGE

The Council's Drainage Engineers have confirmed that sufficient evidence has been submitted to demonstrate that surface water drainage can be achieved within the application site. It should be noted that these details will not form part of the approved plans of this application, in that further details will need to be submitted at Discharge of Condition stage and development shall not commence until these details are submitted and agreed.

SUMMARY

The reserved matters application seeks approval for access, appearance, layout, landscaping and scale. It is considered that the detail submitted is acceptable and accords with relevant development plan policies. Therefore, it is recommended that the application is approved subject to the below conditions.

HUMAN RIGHTS ACT

The Council in making a decision, should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun

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

Consideration has been specifically given to Article 8 (Right to respect private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

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 approved shall be carried out in accordance with the following approved plans:

- Location Plan - 1071/SK01 - Rev. 01
- Block Plan - 1071/SK02 - Rev. 01
- Plot 1 - Floor Plans - 1071/SK05 - Rev. 01
- Plot 1 - Elevations - 1071/SK06 - Rev. 01
- Plot 2 - Floor Plans - 1071/SK07 - Rev. 01
- Plot 2 - Elevations - 1071/SK08 - Rev. 01

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

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 3 No development above damp proof course (DPC) level shall take place a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species)
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy in accordance with Arun District Local Plan policies ENV DM5 and ENV SP1. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 4 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

- 5 No part of the development shall be first occupied until the car parking has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 7 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 8 The windows on the Western elevation of the building denoted as 'Plot 2' on plan reference 'Site Plan - 1071/SK04 Rev. 01' shall at all times be glazed with obscured glass and fixed to be permanently non-opening, below 1.7m from internal ground level, in perpetuity.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows, other openings or additions (other than those shown on the plans hereby approved) shall be formed in the roofs of the buildings hereby permitted, without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies D DM1 of the Arun Local Plan.

- 10 INFORMATIVE:
The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- 11 INFORMATIVE:
A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link: <https://beta.southernwater.co.uk/infrastructurecharges>.

- 12 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 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.