

Recommendation Report for Planning Permission

REF NO: CM/33/18/PL

LOCATION: The Barn
Grevatts Lane
Climping
BN17 5RE

PROPOSAL: Existing residential barn 'The Barn' to be replaced with a new dwelling house and 'The Studio' a separate residential unit to be incorporated within the site as a residential annexe ancillary to the new construction dwelling house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to demolish the existing barn which has been converted to a 1 bedroom. 1.5 storey dwelling with a footprint of approx. 45 sq.m. and to build a larger 3 bedroomed 1.5/2 storey dwellinghouse with a footprint of approx. 92 sq.m. The new dwellinghouse is proposed to have additional first floor gable end extensions at the front and back and additional box dormers providing additional space at first floor level. As part of the proposal an existing separate residential unit 'The Studio' would become an ancillary annexe to the main property subject of this application.
SITE AREA	585 sq.m.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	17 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2 metre close boarded fence with brick pillars to the northern boundary. 2 metre close boarded fence to the south and east to the rear garden of the primary dwelling in the group, Waysmeet Cottage to the south. 1 metre wall with hedging above to the western boundary overlooking agricultural land.
SITE CHARACTERISTICS	The site concerned is a 1 bedroomed 1.5 storey dwellinghouse formed from a barn conversion of a small traditional small sussex hipped roof barn with a front porch extension. 'The Barn' is located on the rear boundary of the plot with a double garage and hardstanding at the front of the site on Grevatts Lane and a former agricultural outbuilding providing bin storage and servicing on approach to the dwelling in the centre of the plot. A further studio single storey dwelling 'The Studio' exists in close proximity to the application

site which was a former garage/agricultural shed associated with this group of buildings.

CHARACTER OF LOCALITY

A rural area. Waysmeet cottage is a sporadic dwelling within an open agricultural landscape close to the A259 between Bognor Regis and Littlehampton.

RELEVANT SITE HISTORY

CM/12/17/HH	Erection of double garage	ApproveConditionally 28-06-17
CM/3/17/HH	Two bay garage	
CM/17/16/CLE	Application for Certificate of Use for an Existing Use - Use of the Studio & the Barn as two separate residential units of accommodation.	Approve 12-10-16
CM/14/04/	Two bay garage	ApproveConditionally 16-07-04
CM/21/97	Formation of dressing room in existing roof space with new dormer window	ApproveConditionally 12-01-98

CM/17/16/CLE - Residential use of The Barn, a converted outbuilding with sub standard internal floorspace was granted by way of a certificate of lawful use. In addition, a neighbouring outbuilding 'The Studio' was also granted residential status as a separate dwelling by the same certificate of lawful use which also has substandard internal and external space standards. The two dwellinghouses and their curtilages are located in close proximity to each other such that any development of either plot risks affecting the residential amenity of the other.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

No objection

Clymping Parish Council has no objection to this application providing the case officer is satisfied that the increase in size and scale to the existing dwelling is acceptable and does not;

- a) compromise the integrity of the Strategic Gap
- b) adversely impact on local wildlife such as bats

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted and points made are considered in the Conclusions section of the report below.

CONSULTATIONS

Council for British Archeology
 Ecology Advisor
 Environment Agency
 Engineers (Drainage)
 Engineering Services Manager
 Southern Electric
 WSCC Strategic Planning
 West Sussex Fire Brigade
 West Sussex -Landscape/Ecology

CONSULTATION RESPONSES RECEIVED:

WSCC Highways - No objection
 No objections on highway safety or parking grounds to the proposals.

ADC Ecology Advisor
 Bats

As detailed within the Phase One Bat Survey Report (Nov 2018) there is potential for bats to be roosting within the property on site. Due to this and as recommend within the survey further bat emergence surveys are required to determine if bats are roosting onsite prior to determination. This survey needs to be undertaken by a suitably qualified ecologist during the active breeding period (May - September) and submitted for our approval with the planning application. If bats are found to be roosting within the building mitigation will be required and a mitigation strategy should be produced and also submitted with the planning application prior to determination.

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.

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).

ADC ENGINEERS SURFACE WATER

Please apply condition ENGD2B.

Soakaways must be investigated for surface water disposal.

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 percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must

be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes are available on the Council's website at <https://www.arun.gov.uk/surfacewater>

SOUTHERN WATER - No comment received however the existing properties have been independently occupied for in excess of 4 years and are believed to have a connection to the sewerage network.

ARCHAEOLOGY - No comments received however the dwelling is a replacement dwelling on an existing brownfield site.

SOUTHERN ELECTRIC - No comment received however the existing properties have been independently occupied for in excess of 4 years and are believed to have a connection to the electricity network.

WEST SUSSEX FIRE BRIGADE - No comment has been received however due to the minor nature of the proposal replacing an existing dwelling this is considered acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Noted.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

OUTS BUILT AREA

SPEC CONT ADVTS

CLASS A ROAD

NO PUBLIC SEWER

DEVELOPMENT PLAN POLICES

SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
SDSP3	SD SP3 Gaps Between Settlements
LANDM1	LAN DM1 Protection of landscape character
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
ENVDM5	ENV DM5 Development and biodiversity
QEDM2	QE DM2 Light pollution
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

WMDM1 WM DM1 Waste Management

WSP1 W SP1 Water

Clymping Neighbourhood Plan 2015 Policy CPN7	Protection of open views
Clymping Neighbourhood Plan 2015 Policy CPN9	Protection of Natural Habitats
Clymping Neighbourhood Plan 2015 Policy CPN11	Quality of Design
Clymping Neighbourhood Plan 2015 Policy CPN14	Traffic and the Environment

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 following Clymping Neighbourhood Plan policies are considered relevant;

CPN 7 - Protection of Open Views

CPN 9 - Protection of Natural Habitats

CPN 11 - Quality of Design

CPN 14 - Traffic and the Environment of the Clymping Neighbourhood Plan

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**PLANNING**

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 policy SD SP3 of the Arun Local Plan 2011-31 (ALP) on the grounds that it will create a new larger dwelling in the countryside. The proposal conflicts with ALP policy by virtue of development within the strategic gap between the settlements of Littlehampton and Bognor Regis.

OTHER MATERIAL CONSIDERATIONS

The proposal is not considered to harm the purposes of the Strategic Gap and to comply with all other

relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the rural locality, on the residential amenities of the adjoining properties, on the safety and convenience of the road network or on the established character of the surrounding area.

CONCLUSIONS

The site lies in the countryside outside of the defined built up area boundary as defined in the Arun Local Plan 2011-2031 (ALP) and within a Strategic Gap between Littlehampton and Middleton.

Policy C SP1 states that development in the countryside will only be permitted where it relates to certain criteria as follows;

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan;
- b. for quiet, informal recreation;
- c. for green infrastructure;
- d. for the diversification of the rural economy;
- e. for road and/or cycle schemes;
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.

The existing Certificate of Lawful Use permitted a 1 bedroom dwelling on the site alongside a service shed and a further 1 bed studio flat and a double garage to be retained as part of the proposal. The scale of the proposal relative to what is already permitted at the site, given its limited impact on the visual amenity of the locality and wider landscape, is not considered to cause a significant harm to the character of the countryside although there is a technical conflict with policy C SP1 of the Arun Local Plan .

Policy SD SP3 - The application site is located within the strategic gap between Littlehampton and Middleton on Sea. The policy seeks to prevent coalescence and retain the separate identity of settlements and to protect generally open and undeveloped denture of gaps between settlements.

Development is only approved within the strategic gaps where ;

- 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 proposal given its secluded location to the rear of a group of buildings and given it would be shrouded by a tree belt along the A259 would have a negligible effect failing to comply with a,b and c of the above policy as it does represent an intensification of use and it is not allocated for development in the Climping Neighbourhood Plan. In addition it does not comply with part c) as it could be located elsewhere apart from within the Strategic Gap.

The National Planning Policy Framework

para. 117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or brownfield

land.

118. Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

In respect of the principle of the development the adopted Local Plan is silent on the issue of replacement dwellings outside defined built up area boundaries with Strategic Gaps, although policy SD SP1a encourages the reuse of Previously Developed Land which this site is defined as.

The new updated NPPF is largely silent also on the question of replacement dwellings in the countryside, although there is policy support for replacement buildings in the Green Belt (and whilst such a designation does not apply to this site the underlying support for the principle can be taken to also apply to the countryside generally). There is also general support for rural housing and the reuse of previously developed land and for sustainable forms of development at para 117 and 118.

In terms of the three objectives of sustainable development, the proposal would create some minor economic benefits from the construction of the dwelling. From a social perspective, the site is located adjacent to the village and facilities of Climping including a local shop, a primary school, two public houses, nearby bus stops & a cycle path along the A259 and would not involve a net increase in the number of new homes and so any social impact would be broadly neutral. The same applies in respect of the environmental objective provided the issues of biodiversity and surface water drainage are addressed satisfactorily.

SUMMARY OF PRINCIPLE ISSUE

It is not considered that the proposals comply with the spatial policies relating to the strategic gap policy SD SP3 and development in the countryside C SP1 in the Arun Local Plan however in order for it to be concluded that the proposals are unacceptable there has to be demonstrable harm to the aims of the policies. No harm has been demonstrated in consideration to the technical conflict with the strategic gap policy and countryside policies over and above the existing development at the site. Overall the proposal is considered to represent a sustainable form of development and given the other material considerations which weigh in favour of the principle of the development, the planning balance (notwithstanding the policy objection) lies in favour of granting permission in principle subject to the other matters addressed below.

DESIGN, CHARACTER & LANDSCAPE

Policy D DM1 of the Arun Local Plan 2011-2031 requires that the Council have regard to certain aspects including:

(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.";

(2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 "Design" states that:

"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. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

Policy LAN DM1 seeks to protect the character of the landscape. It states that:

"Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas."

Policy CPN 7 of the Climping Neighbourhood Plan seeks to retain the open character of the countryside. The proposed dwelling would be viewed within an existing set of buildings associated with and including Waysmeet cottage and would be protected from visual impact from the A259 by an existing forest landscaping strip.

Policy CPN 11 Quality of Design states that new development, including rebuilding or alterations must be of a high quality of design and protect and enhance local character as assessed by the Clymping Character Assessment

The Clymping Character Assessment (2015) cited within policy CPN 7 and CPN 11 classifies the application site as within the A259 area and it seeks to maintain the screened and wooded effect along the road in the event of new development.

The proposal is not considered to cause significant harm to the open character of the countryside given its location behind the tree belt along the A259 within an existing group of residential buildings. There are no views to the site from nearby public footpaths.

The proposed building is considered to be of an attractive design incorporating a number of vernacular features typical of rural Sussex dwellinghouses including a bonnet hip at one end, a clay tile roof a stone panels in the front elevation and cottage style windows & front doors

Within the site itself the buildings are already in close proximity to each other and the boundaries of the site. It would not appear significantly out of scale, overcrowded nor an overly dense development with the amenity space of 'The Studio' being incorporated into the overall curtilage

The proposed development would have an acceptable impact on the wider landscape and accord with policies relating to landscape in both the Arun Local Plan LAN DM1 and CPN 7 of the Climping Neighbourhood Plan (CPN) and is considered to have an acceptable impact on the character of the site given the other buildings on and adjacent to the site and would therefore comply with policy D DM1 of the Arun Local Plan and policy CPN 11 of the Climping Neighbourhood Plan.

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 of the ALP states that:

"The planning authority will require internal spaces to be an appropriate size (having regard to the exceptions that may apply as referred to in paragraph 13.3.4) to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance."

The required internal space standard for a house of this number of bedrooms is 124m² but the proposal far exceeds this with a total internal floor area of around 240m² therefore complying with policy D DM2.

Arun Local Plan 2011-2031 policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. However, regard should be had to paragraph 127 of the NPPF which requires that new development has a high standard of amenity for existing and future users.

The proposal includes a large area of garden to the sides and front of the plot including the additional space freed up by 'The Studio' becoming an annexe such that the amenity space provided as a whole is considered acceptable for use by a single family unit.

The proposal therefore complies with ALP policy D DM1 and the National Planning Policy Framework with respect to outdoor amenity space .

RESIDENTIAL AMENITY:

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance." There are no policies within the CNP which refer to residential amenity issues. However, regard should also be had to paragraph 127 of the NPPF which states that:

"Planning policies and decisions should ensure that developments: (f) 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

A key issue is the impact of the proposal on 'The Studio' which was formerly a separate residential unit due to concerns relating to a loss of privacy, overbearing impact of the new development and loss of afternoon light however the dwellinghouse is to become an annexe of the main dwellinghouse typically used by family members with the shared use of some facilities in the main dwellinghouse and as such

the concerns about unacceptable standards of residential amenity have been allayed.

A further concern was the overlooking of the original host property 'Waysmeet Cottage' by an external south facing balcony . This south facing elevation would only be obliquely facing the rear elevation and amenity spaces of Waysmeet Cottage. An amendment was received converting the balcony to a Juliet balcony which would restrict overlooking to an acceptable level.

It is therefore considered that the proposal complies with policy D DM1 of the Arun Local Plan with respect to residential amenity.

PARKING & HIGHWAY SAFETY:

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

Regard should also be had to paragraph 109 of the NPPF which states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The access to the property is set well back from the A259 on a quiet unadopted access road serving a maximum of 4 residential properties and farmland. WSCC Highways have made no objection to the scheme and consider that the impact of this proposal would not be unacceptable or severe. In respect of parking, the proposal would provide for up to 4 off-street parking space. This complies with the West Sussex Parking Demand Calculator.

It is therefore considered that the proposal complies with ALP policy T SP1 and with policy 14 of the Clymping Neighbourhood Plan.

BIODIVERSITY

Policy ENV DM5 Development and Biodiversity seeks to achieve a net gain in biodiversity and protect existing habitats on site and should include bird and bat boxes to minimise adverse impacts on existing habitats. Where there is evidence of a protected species a detailed survey and measures to avoid loss of species shall be incorporated into the development scheme.

CPN 9 - Protection of Natural Habitats

A phase 1 habitat survey has been provided with the scheme which involves the demolition of an outbuilding of significant age. Evidence of the presence of bats roosting in the roof of outbuildings on the site has been found and further investigation and a series of mitigation measures are considered to be required which would be secured by condition in event of the application being approved.

Subject to the conditions imposed the proposal is considered to comply with policy ENV DM5 of the Arun Local Plan and policy CPN9 of the Clymping Neighbourhood Plan.

SUMMARY:

The application site is for a replacement dwelling outside the defined built-up area boundary and within the Gap and is therefore contrary to policies C SP1 and SD SP3 of the ALP. However, it is not sustainable to refuse an application on the grounds of a conflict with these policies unless there is some corresponding harm to the proposal.

In this case, it is not considered that the replacement dwelling would harm the character of the surrounding built environment or the local rural landscape and it would also not harm the integrity of the strategic gap. The proposed replacement house would also not result in any harm to the amenities of nearby residential properties or to the safety & convenience of the local highway.

The proposed development is therefore on balance considered to be acceptable in terms of the development plan when taken as a whole and is recommended for approval together with the following conditions.

HUMAN RIGHTS ACT

Human Rights Act:

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

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

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the 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 Dwg.No. 597-101 - issued 12.12.18

Site & Floor Plan Proposed Dwg.no. 597-104 - issued 12.12.18

Elevations_Proposed Dwg.no. 597- 105 First issue 29.10.18

Street Elevation (proposed) Dwg.no. 597-104 First issue 12.12.18

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.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved 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 amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences to be constructed around the development and removed from 'the Studio' incorporating the building into the curtilage fo 'The BAarn' as newly constructed, have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected and they should be retained as approved for the lifetime of the development.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 6 No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that installed shall accord with the details so approved.

Reason ; To satisfactorily protect the character and appearance of the area, the countryside landscape, biodiversity, for the purposes of maintaining the strategic gap and the protecting the residential amenities of nearby occupier in accordance with policies C SP1, SD SP3, D DM1, ENV DM5 and QE DM2 of the Arun Local Plan.

- 7 No development nor demolition shall commence until further bat emergence surveys in accordance with those recommended in the phase 1 bat survey submitted with this application to determine if bats are roosting onsite. If they are found to be roosting on site building mitigation and a mitigation strategy should be produced and submitted to and approved by the Local Planning Authority. The building mitigation measures and other mitigation measures in the mitigation strategy shall be carried out and thereafter maintained for the lifetime of the development.

Reason: To safeguard the ecology of the area, and in the interests of bats to ensure that a habitat remains for them during and after development in accordance with ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the evidence of roosting bats on the site found in the phase 1 bat survey is investigated and mitigated against in the proposed development before construction commences.

- 8 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of newly constructed dwelling 'The Barn' as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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 or other openings (other than those shown on the plans hereby approved) shall be formed in the south and east facing walls or roofs of the building 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 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate

amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun District Local Plan.

- 11 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.

- 12 INFORMATIVE: ADC Surface Water Engineers
Soakaways must be investigated for surface water disposal.

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 percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes are available on the Council's website at <https://www.arun.gov.uk/surfacewater> and a surface water drainage checklist is available from the Council's Surface Water Engineers responsible for Surface Water Drainage on request.

- 13 A formal application for connection to the public sewerage system may be 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 is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 14 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0845 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 15 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.