

Report following a request for further information, negotiations or consultation

REF NO:	EP/179/18/PL
LOCATION:	Gladwyn The Street East Preston
PROPOSAL:	Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

When the Committee considered this application at its October meeting it deferred making a decision until:

- A site visit was carried out by Highway officers and followed up by attending a members briefing panel.
- It was confirmed that the highway assessment of the proposal was made to take into account the cumulative impact on the highway from the approved development at the neighbouring site.
- Acceptable visibility splays could be provided without the demolition of the front boundary flint wall.

The agent proceeded, after committee, to submit a revised plan to show that with the 3 properties realigned a total of 9, allocated, parking spaces can be provided.

With this revised plan in place a meeting between highway officers, the applicants agent and the planning team leader took place on the 15 October. It was then confirmed by highway officers that increasing the number of allocated parking spaces from 7 to 9 could be satisfactorily provided and was in line with adopted parking standards.

Highway visibility was also discussed and assessed. Visibility to the north is sufficient and no works to the wall would be required in this direction. Current visibility to the south is substandard and the minimum 43m cannot be achieved due to the position and height of the wall. Current visibility in this direction is estimated to be approximately 12m.

Highway officers would not support the proposal if the existing height and position of the wall was retained as it obstructs visibility in a southern direction and the proposal would intensify the use of a substandard access.

However, the revised plan also shows the wall to be demolished and reconstructed set back into the site by 500cm. The wall is proposed to be rebuilt to the same height using the recovered flint; a condition, number 10, is proposed that before the occupation of the dwellings takes place details to reconstruct the wall are submitted and agreed with the Council.

Highway officers confirmed that with a relocated wall, as proposed, the required 43m visibility splay to the south can be achieved and that the southern brick pier can remain in place as it does not impact upon the visibility splay.

Highway officers have now considered the neighbouring site approved via appeal under ref: EP/52/18 and do not anticipate any highway safety or capacity concerns with regards to the operation of the highway network should EP/179/18 also be approved.

A Highway officer will be in attendance at the briefing panel meeting on the 23 October to assist members consideration of this now revised application.

The recommendation is as per that appended to this report.

REPORT UPDATE

Application No: EP/179/18/PL

Reason for the Update / Changes

Reason for Update/Changes:

Amendment to condition 10 to remove 'following' and replace with 'prior'.

Officer Comment:

This will ensure that details are agreed with the Council before any demolition of the flint boundary wall takes place.

Note: The amended conditions are shown on the attached amended replacement recommendation sheet.

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

Recommendation Report for Planning Permission

REF NO: EP/179/18/PL

LOCATION: Gladwyn
The Street
East Preston
BN16 1HT

PROPOSAL: Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Each of the proposed houses will measure 10.3m in depth and 14.4m in width. The maximum height of the roof is 8.9m with an eaves height of 4.7m. The proposed dwelling closest to adjoining property Scanton has been set forward of the other 2 proposed dwellings by approximately 2.8 metres.

To the rear (East) the houses have sliding doors on the ground floor. There are 6 proposed windows to the rear of the proposal which are split 2 per house.

There will be front porches in the proposal that will measure 2.8m high, 1.2m wide and 0.75m deep.

	Amended plans have been received and it is these plans that are being assessed.
SITE AREA	0.1 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	31 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	To the western (front) boundary there is a meter high flint wall that spans the whole frontage. The northern boundary consists of meter high fencing increasing to 1.8m within grounds of the site. The southern boundary consists of hedging to a height of approximately 2m.
SITE CHARACTERISTICS	Detached dwelling.
CHARACTER OF LOCALITY	Residential. A mixture of detached, semi detached and terraced properties. The application site is in close proximity to three Listed buildings - Wisteria Cottage, Apple Tree Cottage/Jasmine Cottage and Forge Cottage. Wisteria cottage is closest to the development site.

RELEVANT SITE HISTORY

EP/60/15/HH	Rear & side extensions & alterations to porch	Approve Conditionally 23-06-15
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

East Preston Parish Council initial comments:

Object to this application on the following grounds:

- The proposed dormers are felt to be in conflict with paragraph 4.14 of the East Preston Neighbourhood Plan in as much as they are not "small enough to be subservient to the appearance of the roof as a whole.
- Inadequate onsite parking-provision.
- Increased on-street parking in this area will disrupt vehicular access and egress to neighbouring properties and could also lead to hold-ups for the local bus service.

East Preston Parish Council comments on amended plans:

Object to this application on the following grounds:

- Changes have not sufficiently removed the original concerns of the Committee.
- The lack of any dormers in the roof leaves the roofline now overly high and blank.
- Six parking spaces is still too few for the number of vehicles the properties are likely to contain.

East Preston Parish Council comments on most recent amended plans:
They have been consulted on the 20/09/2019 and their comments are awaited.

East Preston and Kingston Preservation Society. Objection for the following reasons:

- The design is not in keeping with the surrounding area.

3 letters of representation have been received, objecting to the proposed application on the following grounds:

- Overdevelopment.
- Insufficient car parking provision will result in adverse effects on the highway and cause difficulty for other residencies.
- Out of character with the area.
- Incorrectly filled planning application form.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. The material planning matters raised by the above consultation responses will be discussed within the conclusion section of the report.

CONSULTATIONS

WSCC Strategic Planning
Southern Water Planning
Engineers (Drainage)
Engineering Services Manager
Environmental Health
Listed Building Officer
Conservation Officer
WSCC Strategic Planning
Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer. No objection subject to conditions. Proposal would not cause harm to the setting of the neighbouring Listed Buildings.

Arun District Council Engineers - No objection subject to standard conditions.

West Sussex County Council Highways - Do not object. Recommend imposition of conditions on any grant of planning permission.

Southern Water: Do not object. Recommend an informative on any grant of planning permission.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Within the Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WSP1	W SP1 Water
WDM3	W DM3 Sustainable Urban Drainage Systems
TSP1	T SP1 Transport and Development

East Preston Neighbourhood Plan 2014 Policy 1 Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 4 Design in Character Area Three

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 East Preston Neighbourhood Plan (EPNP) has been adopted and the relevant policies have been taken into account

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

In this case the key policy considerations in the determination of this application are D DM1, D SP1, HER DM1 and T SP1 of the Arun Local Plan. Additionally, Policies 1 and 4 of the East Preston Neighbourhood Development Plan also apply.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of Heritage buildings, protecting their architectural and historical integrity, as well as their special interest. Additionally, proposals should protect the setting of these buildings.

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.

Policy T SP1 Transport and Development seeks to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to tackle climate change and promotes healthy lifestyles. It sets out the manner in which development shall achieve these aims via criteria a-g. Development which complies with these criteria will be supported by the Council.

Policy 1 of the East Preston Neighbourhood Development Plan sets out the 4 general principles that the Neighbourhood Plan seeks all development to comply with.

Policy 4 of the East Preston Neighbourhood Development Plan seeks to ensure that development within Design Area 3 sustains and enhances that historic character of the area, through the use of building materials that harmonise with the existing building. Also, it seeks to preserve boundary walls, and restrict and control the construction of apartment blocks.

DESIGN AND VISUAL AMENITY

The proposal involves the demolition of the existing house and erection of a terrace of 3 No. three bedroom houses. As a result of the location and scale of the development it is visible from the street scene.

Objections have been raised regarding the design of the proposal not being sympathetic and not in keeping with the surrounding area. Objections have also been raised that the, originally proposed, dormers are in conflict with paragraph 4.14 of the East Preston Neighbourhood Plan in as much as due to their size they are not subservient to the appearance of the roof as a whole.

The initial plans have been amended to remove all accommodation at second floor level and as such the proposed dormers in the front elevation have been removed. Therefore the proposal would be 2 storeys and it is now considered to comply with paragraph 4.14 of the East Preston Neighbourhood Plan.

While terraced properties are not a common feature within the immediate area it is noted that a variety of property styles and sizes feature within the wider area. The visual impact of the proposed terrace of 3 dwellings on the character and appearance of the area is considered to be acceptable as the majority of

the proposal would be set in by approximately 7 metres from the highway and by 1.3 and 1.4 metres from the common boundaries of the adjoining properties. Officers note that extensions to the existing dwelling (Gladwyn) were previously granted under application ref: EP/60/15. From the submitted block plan for EP/60/15 the resultant footprint would come closer to the common boundary of adjoining property Scorton, by 0.6 metre at its minimum and 1.0 metre at its maximum. The result would be of a building where the width would be greater and closer to the boundary than that of the proposed terrace.

Officers note that the ridge height of the proposed terrace would be approximately 1.5 metres higher than the dwelling approved under EP/60/15. This increase in height is not so significant that it would have a detrimental impact on the streetscene or the wider area.

The majority of the proposal has been set significantly back into the site (approximately 24m at the nearest point) which has the effect of reducing the impact of the proposal when viewed from outside the site.

Additionally, officers note the extant permission ref: EP/52/18/PL on the adjacent site Scanton, 9 Lime Tree Close. The granting of this application (on appeal) granted permission for the demolition of the existing dwelling & the erection of 7 No. residential dwellings. This brings development, in the form of a terrace of three cottages (The Street Cottages) significantly closer to the rear of the highway than that of the proposed terrace. While the proposed terrace of three dwellings would be higher than those granted under application ref: EP/52/18/PL they would be set well into the site reducing their impact on the street scene. Therefore, the terrace would be of a size and scale which would fit appropriately within the application site and would not appear as an overdevelopment of the site.

The proposed external materials that are to be utilised consider the nearby heritage assets and take clues from their appearance. This has resulted in the applicant proposing an entire elevation of flint, improved fenestration/joinery details and improved materials. The proposed external materials would be of a high quality and would be in keeping with the surrounding area.

The proposed development is considered to be in accordance with Policies D DM1 (1, 2, 14, and 15) and D DSP1 of the Arun Local Plan and Policies 1 & 4 of the East Preston Neighbourhood Development Plan.

HERITAGE IMPACT ASSESMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a Listed Building or its setting must have regard to the desirability of preserving the building or its setting.

Paragraph 187 of the National Planning Policy Framework requires that the Local Planning Authority assess the significance of the Heritage Asset, and its impact upon the environment, in this instance the application site is close to a number of Listed Buildings and would have an impact on their setting.

Paragraph 193 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy HER DM1 of the Arun Local Plan states that proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings.
- e. Protect, and where possible enhance the setting of the building.

In this case only Criteria a and e of Policy HER DM1 are considered to apply.

The application site is in close proximity to three Listed Buildings: Wisteria Cottage, Apple Tree Cottage/Jasmine Cottage and Forge Cottage. Wisteria cottage is closest to the development site. The Listed Buildings form an attractive and important feature on the street-scene. The properties are as follows:

- Wisteria cottage is a two storey, flint cottage with red brick dressings and quoins. It has a thatched roof and casement windows. This property would be sited over 36 metres away from the proposed terrace at its closest point (elevation to elevation rather than boundary to boundary), across the highway known as The Street.
- Apple Tree Cottage and Jasmine Cottage are a Mid C19, two storey buildings. They faced with cobbles with brick dressings and quoins, now all painted. The roofs are tiled. These properties would be sited over 46 metres away from the proposed terrace at its closest point (elevation to elevation rather than boundary to boundary), across the highway known as The Street.
- Forge Cottage is a C18, two storey cottage. It is faced with flints with red brick dressings and quoins. There is a half-hipped tiled roof, and casement windows. This property would be sited approximately 30 metres away from the proposed terrace, at its closest point (side elevation of proposal to side elevation of Forge Cottage)

The Council's Conservation Officer considers that the revised proposals consider the nearby Heritage Assets and take clues from their appearance. This manifest itself in the form of an entire elevation of flint, improved fenestration/joinery details and improved materials.

The proposal also includes the reduction in the height of the flint wall, to the front of the site, to allow visibility spays to be implemented as requested by the Highways Officer for reasons of safety. The loss of part of the wall is unfortunate. However, its loss is not so detrimental to the visual amenities of the area as to warrant refusal. Some amelioration is included in so far that all the material removed from the wall is used as part of the development. Therefore a condition requiring this would be imposed upon any grant of planning permission.

Officers note Criterion iii of Policy 4: Design in Character Area Three of the East Preston Neighbourhood Plan whereby boundary walls should be preserved. However, having regard to the above assesment, along with the fact that the wall will not be removed in its entirety, it is considered that the proposal would comply with this criterion.

In this instance, it is considered that the proposed development does not cause harm to the significance of the heritage assets, in this case the Listed Buildings, or their setting. It is considered that the proposal would preserve the historic character, qualities and special interest of, as well as protecting the setting of the nearby Listed Buildings in line with Criterion a and e of Policy HER DM1 of the Arun Local Plan

The proposed development is considered to be in accordance with policies HER SP1 and HER DM1 (a and e) of the Arun Local Plan, Policies 1 & 4 of the East Preston Neighbourhood Development Plan and the NPPF.

NEIGHBOURING RESIDENTIAL AMENITY

The existing dwelling is a two storey property set well into the application site, which already allows views at an angle, from first floor windows, toward adjoining properties. Taking account of the existing relationship, Officers do not consider that the proposal would allow a level of overlooking out toward adjoining properties that would be considered to be detrimental, such that planning permission should be refused.

Permission ref: EP/52/18/PL at the adjoining site, known as Scanton, 9 Lime Tree Close, has not commenced and that the dwelling (Scanton) was still on the site. Whilst application ref: EP/52/18/PL for the development at Scanton was granted before any possible grant of this permission, there is no guarantee that it would be built first or at all. That said, the impact on EP/52/18/PL has been considered.

The proposals site the dwelling closest to Scanton approximately 2.8 metres forward from its originally proposed position. This has been done so that there is no potential for detrimental overlooking from the proposed first floor front windows and the rear of the approved Plot 1 on the adjacent site to the south (ref: EP/52/18/PL). Officers consider that any overlooking between the aforementioned dwellings would be at an oblique angle such that it would not have an unacceptable impact on occupiers of either dwelling with regard to overlooking. It is also considered, as a result of the orientation of the dwellings, that siting the dwelling closest to adjoining site to the south would not lead to any overbearing effect, overshadowing and loss of light/sunlight to the occupiers of Plot 1 (ref: EP/52/18/PL).

It is noted that the extensions which were previously granted to Gladwyn under EP/60/15/HH, allowed a side extension which would have allowed views out over the adjoining site to the south (Scanton). Furthermore the proposed dwelling nearest Scanton does not propose any windows at first floor level in the side elevations. In summary the proposed dwellings would not allow any greater views out toward Scanton than the existing dwelling and the resultant dwelling formed as a result of the granting of application ref: EP/60/15/HH.

As such the terrace of dwellings would not have a detrimental impact on the occupiers of Scanton with regard to overlooking or to those to the rear of Plot 1 if EP/52/18/PL were to be implemented and built.

With regard to the adjoining property to the north known as Forge Cottage, there would be overlooking but no more than is currently the case from Gladwyn. This also applies to the properties in Clarence Drive to the rear (east) of the site.

Given the distance of the development from the adjoining properties (15m in the case of Scanton and 10m in the case of The Forge) it does not represent an unneighbourly proposal.

As such the proposed development is considered to be in accordance with Policy D DM1 (3) of the Arun Local Plan.

PARKING AND HIGHWAY SAFETY

WSCC Highways has stated that 2.4 x 43m splays are achievable on the site. However, the plan does not demonstrate the full extent of the splays in either direction. This can be secured via condition.

The proposal also includes the reduction in the height of the flint wall, to the front of the site, to allow visibility splays to be implemented as requested by the Highways officer for reasons of safety. The Highways officer has stated in their comments that:

'The applicant has clearly indicated that the existing boundary wall either side of the access will be reduced in height to a maximum of 0.6m within the proposed splays.'

As such, the Highways officer is satisfied that the wall, at a reduced height, would not hinder implementation of the visibility splays. A condition is recommended to ensure that acceptable details are submitted and agreed to ensure that safe visibility splays are provided.

Parking guidance has been updated and 7 parking spaces would be required if spaces remain unallocated. The plans have now been revised to now provide 7 spaces. This level of provision will also

address the objection by the East Preston Parish Council who consider that the initial plans proposed an under provision of parking that would lead to highway complications.

Comments from WSCC Highways will be sought to comment on the suitability of the new proposed parking area in terms of turning space and size of parking spaces.

As such, Officers consider that the proposal would comply with Policy T SP1 of the Arun Local Plan.

SPACE STANDARDS

Policy D DM2 of the ALP states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is therefore necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) in order to determine whether the two houses are suitable for residential use.

From an assesment of the internal space standards they would comply. In terms of external private amenity space rear gardens are proposed with a depth of 18.3 metres. The rear amenity space that would be provided is deemed acceptable.

As such, the proposed dwellings would comply with the internal space standards as set out in the 'Technical housing standards - nationally described space standard (2015)' and Policy D DM2 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

Delegated authority sought for the Group Head of Planning to issue the decision after the expiry of the advertising period on 13-10-2019 following consultation with the Chairman and Vice Chairwoman of the Committee.

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. Officers site visit

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: 2386
Street Scene: 2386/01/05/C
Elevation: 2386/01/02/E
Floor Plans: 2386/01/01/C
Block Plan, Bin Store Elevations: 2386/01/03/D

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 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 winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No 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 satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.
- 4 No part of the development shall be first occupied until visibility splays have been provided at the proposed site vehicular access onto The Street in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with policy T SP1 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until the car parking and turning

arrangements have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designed purpose as allocated car parking spaces.

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

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance and retained in perpetuity 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 policies T SP1 and T DM1 of the Arun Local Plan.

- 7 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes, including details such as the joinery and the quality of work, and samples of such materials and finishes to be used, including the front doors, 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/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 8 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.'

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun District Local Plan.

- 9 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 dormer windows to the dwelling houses shall be constructed 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 and safeguard the appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

- 10 Prior to the demolition of the existing wall to the south of the approved access, details showing how that wall shall be demolished and rebuilt shall be submitted to and approved by the Local Planning Authority. Such details shall include confirmation that the flints shall be retained and reused for the replacement wall. The re-built wall shall be constructed in accordance with the agreed details prior to the occupation of the dwellings and shall be retained as such in perpetuity thereafter.

Reason: In the interests of the visual amenities of the locality in accordance with policies D DM1 and HER DM1 of the Arun 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: 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 BRE365, 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 regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 13 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>.

- 14 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>.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties

served, and potential means of access before any further works commence on site.

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".