

Planning & Heritage Statement.

9 Lime Tree Close, East Preston

April 2018



ECE Planning

Project Name: Lime Tree Close, East Preston

Location 9 Lime Tree Close, East Preston, Littlehampton,
BN16 1JA

Client: Marmont Developments

File Reference: P1504

Issue	Date	Author	Checked	Notes
PL1	03/04/18	B Daines	C Barker	Initial Draft
PL2	04/04/18	B Daines	C Barker	Client Draft
PL3	05/04/18	B Daines	C Barker	Planning Issue

Planning and Heritage Statement – Lime Tree Close, East Preston

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1. Introduction

- 1.1. This Planning Statement has been prepared by ECE Planning on behalf of our client, Marmont Developments, in support of their proposal for the:

‘Demolition of existing dwelling and the erection of seven residential dwellings, with associated parking, amended access location from Lime Tree Close, and landscaping’ at Scorton, 9 Lime Tree Close, East Preston, Littlehampton.

- 1.2. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed and an assessment of the relevant planning considerations.

- 1.3. The proposals for this site have been informed by national planning policy as well as the Arun Local Plan 2003 and the emerging Arun Local Plan.

- 1.4. This planning application should be considered with regard to the following list of submitted documents:

- Planning Application Forms
- Planning Application Notices
- Planning Statement
- Plans and Elevations
- Design & Access Statement
- Preliminary Ecological Appraisal

2. The Site

- 2.1. The application site is located within the built-up area boundary of East Preston, on a large corner plot (0.19ha) bounded by both Lime Tree Close and The Street.
- 2.2. The existing dwelling on the site is a large detached two-storey dwelling of brick and render construction with a hipped tile roof. The dwelling sits in a spacious plot with garden area to the north and south. The main vehicular access to the site is via Lime Tree Close.
- 2.3. The site is surrounded by residential development comprising bungalows and two-storey properties. However, the properties within Lime Tree Close are all two-storey.



Figure 1: The Site (outlined in red)

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- 2.4. Lime Tree Close is not located within a Conservation Area but to the west of the site, on the other side of The Street, is Wistaria Cottage, a Grade II Listed Building.
- 2.5. The site is within an area covered by a Tree Preservation Order but there are no notable trees within the site itself.
- 2.6. The site is in a sustainable location with schools, a library, and Sea Road shops and services all within walking distance. It is also well-connected to public transport and there are bus stops within close proximity.
- 2.7. Angmering train station is less than 800 metres to the north east of the site. Rail services are operated by Southern and provide direct connections to key destinations including London (Victoria), Brighton, Littlehampton and Portsmouth.

3. Planning History

- 3.1. There is no recent relevant planning history on this site.

4. The Proposal

- 4.1. This application seeks full planning permission for the demolition of the existing detached property on the site and the erection of 7 new dwellings. Three of these dwellings (The Street Cottages), located on the western side of the property, are terraced, and the four dwellings on the eastern side (Limetree Cottages) are detached.
- 4.2. The Street Cottages are two-storey with three bedrooms. They are of a traditional design following a typical Sussex Village vernacular with the proposed use of local building materials and traditional construction methods. The main street elevation incorporates Sussex field dug flints surrounded by handcrafted stock bricks with a pitched roof covered with hand crafted clay roof tiles.
- 4.3. The proposed Limetree Cottages are 2½ storey with three bedrooms. Plots four and seven incorporate 2½ storey gable ends on the front elevations whereas plots five and six incorporate dormer windows on the front elevations instead of gable ends. They are of a traditional Arts & Crafts inspired design with clay tile pitched roofs, handcrafted stock brick walls, wooden doors and sash windows.
- 4.4. Private gardens will be provided for each dwelling and new trees will be planted across the site as part of the proposed landscaping scheme.
- 4.5. Access to the site is proposed via an amended entrance off Lime Tree Close and two parking spaces are provided per dwelling. Additionally, a parking bay
- 4.6. The western and southern boundaries of the site would be bounded with a new flint wall backed with a beech hedge. An additional three car parking spaces are available, if required, on the existing verge on the northern side of Lime Tree Close.

5. Heritage Statement

5.1. Introduction

- 5.1.1. The management and mitigation of change to a heritage resource resulting from development is based on the recognition within Government planning objectives that “...heritage assets are an irreplaceable resource...” (NPPF para. 126). Impacts on the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.
- 5.1.2. The application site is not within a Conservation Area, and the existing dwelling on the site has no heritage value. However, to the west of the site, on the other side of The Street, is the Grade II Listed Wistaria Cottage (see figure 3).

5.2. Heritage Assessment

- 5.2.1. Wistaria Cottage, a Grade II Listed residential property, faces on to the application site and is separated from the site by a road (The Street). Wistaria Cottage was constructed in the 18th Century and is a two-storey property faced with flints and with a thatched roof.



Figure 2: Wistaria Cottage, Grade II Listed Building

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- The site plan illustrates the layout of Wistaria Cottage and its immediate surroundings. The building is a large, irregular structure with several internal courtyards and rooms. It is situated on a plot bounded by LIMETREE CLOSE to the south and east. The plan includes numerous trees of varying sizes, some with specific labels like 'Lime Tree' and 'Lime Tree'. A path or driveway leads from the street to the building. The surrounding area shows other plots and buildings, indicating a residential neighborhood.

New houses build to suit

Designed to show existing houses appear as historic ones

Neighboring house (Shed) should give

Designed to show existing houses appear as historic ones

Designed to show existing houses appear as historic ones

The Street / Road

Existing large house (historic house)

Design: New, modern, strong, the existing 5 houses as historic ones

- 5.2.5. While the proposed development as a whole would alter the setting of the Listed Building, particularly when viewed from The Street, the impact would not be harmful due to the high quality, traditional design of the proposed dwellings and their location a significant distance from the Listed Building. Therefore the proposed development would comply with para 132 of the NPPF in that it would have no harmful impact on a designated heritage asset and would, in fact, enhance the streetscene that Wistaria Cottage is part of.

6. Policy Overview

6.1. Introduction

- 6.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development plans, which seek to guide the decision making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2. National Planning Policy Framework (NPPF)

- 6.2.1. Paragraph 14 presents the presumption in favour of sustainable development, and confirms that:

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.*

- 6.2.2. Paragraph 17 outlines the core planning principles that should underpin both plan-making and decision-taking:

- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*

- 6.2.3. The proposed scheme has been fully informed by the guidance of Section 4 of the NPPF with regards to sustainable transport. Paragraph 32 confirms that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 6.2.4. Paragraph 47 seeks to boost significantly the supply of housing, and urges local planning authorities to maintain a rolling five year supply of deliverable housing sites.

- 6.2.5. Paragraph 49 confirms that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites; and applications for residential development would then be considered in the context of the presumption in favour of sustainable development.

- 6.2.6. Arun District Council can only demonstrate a 2.08 year housing land supply at present, and therefore windfall applications on brownfield sites should be considered favourably under the presumption in favour of sustainable development.

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- 6.2.7. Section 7 of the Framework confirms the importance of good design in sustainable development.
- 6.2.8. Paragraph 56 states that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”
- 6.2.9. Paragraph 58 supports new development schemes that respond to local character and history, and reflect the identity of local surroundings and materials. The proposed scheme has positively responded to the local character and has sought to reflect the identity of local surroundings and materials.
- 6.2.10. Paragraph 111 supports this principle and reaffirms that planning decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 6.2.11. It is considered that this development proposal fully accords with the guidance of the Framework.

6.3. National Planning Practice Guidance (NPPG)

- 6.3.1. The National Planning Practice Guidance provides further interpretation and direction in relation to the policies held within the Framework, and reinforces the presumption in favour of sustainable development.

6.4. Arun Local Plan 2003

- 6.4.1. The Arun Local Plan sets out a planning framework for guiding the location and amount of development in the district. The relevant policies in the Local Plan are set out below.
- 6.4.2. **Policy GEN2: Built Up Area Boundary** allows development and redevelopment within the built up area boundaries, subject to other policies within the Plan.
- 6.4.3. The proposed development is located within the built up area boundary and therefore conforms with this policy.
- 6.4.4. **Policy GEN7: The Form of New Development** states the following:
- 6.4.5. *Planning permission will only be granted for schemes displaying high quality design and layout. Development proposals involving new buildings or significant extensions or alterations must be accompanied by an illustrated written analysis of the site and its immediate setting, together with its relationship with the relevant townscape, landscape, wildlife and movement characteristics of the wider area.*

Development will be permitted provided it:

- (i) *makes efficient use of land or buildings and, in the case of new residential development, achieves net densities of at least 30 dwellings per hectare;*
- (ii) *demonstrates that it responds positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness;*
- (iii) *promotes sustainable development, including the effective use and conservation of energy and reducing the need to travel, particularly by private car;*

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- (iv) *does not have an unacceptable adverse impact on adjoining occupiers, land, uses or property and, where relevant, facilitates the development of adjoining sites;*
- (v) *takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property;*
- (vi) *retains significant open or wooded areas which, in their own right, make a material contribution to the local environment;*
- (vii) *allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians;*
- (viii) *provides for vehicle parking in accordance with Policy GEN12 and Appendix 2 and open space in accordance with Policy GEN20.*

In all cases, the District Council will expect a high standard of design and layout and all applicants will be encouraged to improve the visual amenities of the particular locality in scale, external appearance, hard and soft landscaping and materials.

- 6.4.6. While the design and layout of the proposed development is considered in detail in sections 5 and 7 of this Planning Statement, it is considered that the proposal complies with the requirements of this policy.
- 6.4.7. The proposed development makes efficient use of land by comfortably providing seven new dwellings in a large plot that previously accommodated one. The proposed new dwellings are of a high quality design that complements the surrounding area and they would have no negative impacts on the residential amenity of neighbouring properties. A safe access and adequate parking are also proposed as part of the development.
- 6.4.8. **Policy GEN12: Parking in New Development** refers to the Council's maximum parking standards and sets out various considerations that may allow for a reduced parking requirement.

The proposed development provides 2 parking spaces per dwelling with an additional three parking spaces available, if required, on the existing verge on the northern side of Lime Tree Close. It would therefore meet the district and the County Council's parking standards.

6.5. Draft Arun Local Plan 2011-2031

- 6.5.1. The emerging Arun District Local Plan is at a relatively advanced stage and, following an Examination in Public in September 2017, a recent consultation on Main Modifications to the Plan has just ended. The following policies in the Modified Arun Local Plan January 2018 Consultation are considered relevant to this application:
- 6.5.2. **Policy SD SP2 Built-up Area Boundary** supports development within the Built Up Area Boundaries, subject to consideration of against other policies of this Local Plan.
- 6.5.3. **Policy H SP1 The Housing Requirement** states that at least 20,000 new homes will be accommodated in the District over the plan period (2011-2031).
- 6.5.4. **Policy D SP1 Design** states that all development proposals must make efficient use of land and reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. This policy is further supported by Policy D DM1 Aspects of Form and Design Quality.

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6.5.5. **Policy D DM2 Internal Space Standards** 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.

6.5.6. **Policy HER SP1 The Historic Environment** states that the Local Planning Authority will grant permission or relevant consent for development proposals that conserve or enhance the historic environment of the District. Designated heritage assets including listed buildings, structures and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Development likely to prejudice such assets, including their settings, will be refused.

6.6. East Preston Neighbourhood Plan 2014-2029

6.6.1. The East Preston Neighbourhood Plan 2014-2029 was 'made' by Arun District Council on 11 March 2015. The following policies are considered relevant to this application:

6.6.2. **Policy 1: Housing – General Principles** confirms that development proposals will be supported, provided the scale, density, massing, height, layout and materials of all development proposals, reflect and enhance the architectural and historic character and scale of the surrounding buildings.

6.6.3. The site is located within Character Area Three of the East Preston Neighbourhood Plan. Therefore **Policy 4: Design in Character Area Three** applies which states:

Development proposals in Character Area Three, as shown on the Proposals Map (roads outlined in blue) will be supported provided the scale, density, massing, height, landscape design, layout and materials of including alterations to existing buildings, will:

- i. sustain and enhance the significance of the historic character of the area;*
- ii. employ building materials that harmonise with those used in existing buildings;*
- iii. preserve front boundary walls where permitted development rights do not allow their removal;*
- iv. ensure that where apartment blocks are proposed, their scale, massing, detailing and landscaping is domestic in form and their appearance harmonises with the housing types of the area.*

6.6.4. The siting, design and materials of the proposed development have been informed by the above policies.

6.7. East Preston Village Design Statement

6.7.1. The East Preston Design Statement sets out general design guidelines regarding sea level, drainage, roads, footpaths, parking, density, height, design and materials. This design statement has informed the design and layout of the proposed development.

7. Planning Appraisal

7.1. Introduction

- 7.1.1. The main issues in relation to this proposal are as follows:

Principle of Development

Design, Form, Appearance and Impact on Heritage

Residential Amenity

Transport & Highways and Refuse Collection

Arboriculture and Ecology

7.2. Principle of Development

- 7.2.1. The principle of the proposed development is considered to fully accord with the objectives of both national and local planning policy guidance.
- 7.2.2. The proposed scheme seeks to make efficient and effective use of a previously developed, sustainably located site in central East Preston to provide seven high quality dwellings.
- 7.2.3. A key objective of the NPPF is to significantly boost the supply of housing (Paragraph 47), and therefore the principle of redeveloping an under-utilised site within a built-up area to provide for 7 new dwellings is in line with this objective.
- 7.2.4. Arun District has an acute need for new housing and currently the local planning authority can only demonstrate a 2.08 year housing land supply. Therefore, having regard to paragraphs 14 and 49 of the NPPF, relevant policies for the supply of housing in the Arun Local Plan (2003) and East Preston Neighbourhood Plan should be considered out of date, with a presumption in favour of sustainable development.

7.3. Design, Form, Appearance and Impact on Heritage

- 7.3.1. The design, form and appearance of the proposed development is assessed in more detail in sections 4 and 5 of this Planning Statement. However, the proposed dwellings are of an appropriate scale and high quality design and would therefore be sympathetic to the surrounding area and adjacent Grade II Listed Building. The western elevation of the proposed Street Cottages would follow the established building line of The Street.
- 7.3.2. At 37 hectares per dwelling, the density of the proposed development is still relatively low while making a more efficient use of the site. This density is lower than the remaining properties in Lime Tree Close, located to the south of the site, which have an overall density of 45 dwellings per hectare.
- 7.3.3. Internally, all of the proposed dwellings exceed the Government's Nationally Described Space Standards.
- 7.3.4. Each property has its own private and high quality external amenity space ranging from 66sqm (plot 2) to 182sqm (plot 4).

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- 7.3.5. The Heritage Statement at Section 5 of this Planning Statement assesses in detail the impact of the proposed development on Wistaria Cottage, the Grade II Listed Building to the west of the site, and concludes that the proposed development would have no harmful impact on this heritage asset. Indeed, by reflecting and reinforcing the historic pattern of development along The Street, the proposed development would enhance the streetscene and therefore have a positive impact on the nearby Listed Building.

7.4. Residential Amenity

Outlook

- 7.4.1. The closest property to the proposed development is Gladwyn, immediately north of the site. While the proposed dwelling at plot 7 would be closer to the boundary of this property than the two-storey element of the existing dwelling on the site, the main outlook from Gladwyn is clearly east and west. As a result, while the occupiers of the neighbouring property would be aware of the proposed dwelling at plot 7, it would not appear overbearing and would not have a harmful impact on their outlook. It should also be noted that the proposed Limetree Cottages are no higher than the existing dwelling on site.
- 7.4.2. While The Street Cottages introduce built form to the western part of the site, the distance between Gladwyn and these cottages, at 11 metres, is significant. Therefore while the outlook from Gladwyn would be altered by the proposed Street Cottages, the impact would not be harmful with respect to their outlook, and this part of the development would not appear overbearing.
- 7.4.3. It is recognised that the proposed Street Cottages would alter the outlook available to the occupiers of Wistaria Cottage. However, given that there is approximately 18 metres between the proposed development and this Listed Building, it is not considered that the development would appear overbearing or have a harmful impact on the outlook available to this property.
- 7.4.4. With regard to the impact of the proposed dwellings on the outlook available to the bungalows at 42 and 44 Clarence Drive, the proposed Limetree Cottages are no higher than the existing dwelling on the site and not located any further east. While it is acknowledged that the Limetree Cottages would result in more built form on the site than the existing dwelling, given that there is at least 22 metres between the proposed development and the properties at Clarence Drive, any impact on the outlook available to the bungalows would not be unacceptable.

Sunlight / Daylight

- 7.4.5. The proposed dwellings are located to the south east and south west of Gladwyn, the neighbouring dwelling. Given the height of the sun as it comes around to the south-east, any impact on the light available to the rear garden and rear windows at Gladwyn as a result of the Limetree Cottages would be negligible. The sun would be lower as it comes around to the south-west and therefore there may be a slight loss of evening sunlight as a result of The Street Cottages but given the distance between the properties, this loss would not be unacceptable.
- 7.4.6. While the Nos 40, 42 and 44 Clarence Drive may experience a slight loss in late afternoon/evening sunlight as a result of the proposed development, given there is at least 22 metres between the Limetree Cottages and bungalows at Clarence Drive and, given the proposed dwellings would be no higher than the existing dwelling on site, any loss of light would be negligible.

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Privacy

- 7.4.7. The north elevation of the dwelling at plot 7 would have a single window at first floor level serving an ensuite bathroom. As a result, there would be no privacy impacts on Gladwyn from this property.
- 7.4.8. The north elevation of plot 1 would also have a single window serving a bathroom and again would have no impacts on the privacy of Gladwyn.
- 7.4.9. The main outlook from the windows on the eastern elevation of plot 1 would be to the east so the impact on the privacy of the occupiers of Gladwyn from these windows would be negligible.
- 7.4.10. There is a distance of approximately 18 metres between Wistaria Cottage and the proposed development and the properties are separated by a public highway. As a result, there would be no privacy impacts on the occupiers of this Listed Building.
- 7.4.11. The distance between the Limetree Cottages and the bungalows at 42 and 44 Clarence Drive is at least 22 metres. Additionally, the rear rooflights on the proposed Limetree Cottages will be high level and obscurely glazed. As a result, there would be no harmful impacts on the privacy of these bungalows.

7.5. Transport & Highways and Refuse Collection

- 7.5.1. Vehicular access to the site will be achieved via Lime Tree Close. Visibility splays (2.4m x 25m) will be provided either side of the access.
- 7.5.2. A vehicle swept path analysis and visibility plan has been produced to accompany the planning application, demonstrating that the access and parking layout will function safely and appropriately.
- 7.5.3. Two parking spaces are provided per dwelling. If considered necessary, there is potential to provide additional parking spaces in the existing verge on the northern side of Lime Tree Close for visitors.
- 7.5.4. A bike store is also provided for each dwelling and there is a communal bike store for visitors in the south east corner of the site.
- 7.5.5. A refuse collection area is provided to the south of plot 4, adjacent to the highway for ease of collection.

7.6. Arboriculture and Ecology

- 7.6.1. With regard to the ecological value of the site, it is comprised of amenity grass, bare ground, building, hardstanding, scattered trees and introduced scrub. A Preliminary Ecological Appraisal (PEA) of the site was undertaken to support the planning application and found that the plant species on site were general common and widespread or ornamental plant species. No rare or unusual species were recorded. The entirety of the site is well maintained, limiting its potential overall to support protected species.
- 7.6.2. A small number of potential access points including gaps beneath roof tiles and in soffits were recorded to the existing building. No recent evidence of bats using the access points was noted. However, a small number of old bat droppings were noted within the loft. Considering the generally poor surrounding habitat, this building has been assessed as offering 'low' bat roost suitability.

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- 7.6.3. However, the PEA recommends that a single survey visit should be undertaken during the optimal survey season (May-August) and in suitable weather conditions (+10oC, dry, calm) to ascertain the presence / likely absence of a bat roost within the building. A survey will be undertaken on 10 May and the results of this survey will be submitted to the Local Planning Authority shortly after.
- 7.6.4. Additionally, a large nest was recorded to the roof of the building while the scattered trees on site provide suitable nesting habitat for birds. The PEA recommends that should any demolition or tree / shrub clearance be required, this should be undertaken outside of the bird nesting season (March to August inclusive) or following inspection by a Suitably Qualified Ecologist to ensure no active nests are present.
- 7.6.5. The site is located within an area covered by a Tree Preservation Order (TPO/EP/4/74). However, the PEA states that the site survey did not identify any trees of merit within the site. A number of small fruit trees exist to the western section of the site but given their small height, the removal of trees would not have any significant effect on the surrounding landscape.
- 7.6.6. It is proposed to plant a significant number of new trees as part of the redevelopment of the site, which can be served by condition.

8. Conclusions

- 8.1.1. This Planning and Heritage Statement has been prepared on behalf of Marmont Developments in support of a full planning application at Scorton, 9 Lime Tree Close, East Preston, Littlehampton for the following development:

'Demolition of existing dwelling and the erection of seven residential dwellings, with associated parking, amended access location from Lime Tree Close, and landscaping'

The site is within a sustainable location with good access to shops and services as well as sustainable transport options. It is within the Built Up Area Boundary and constitutes an efficient use of land, delivering much-needed housing in the district. The proposal would therefore meet the requirements of the NPPF and the current and emerging Arun Local Plan.

While the proposed development is located within relatively close proximity to Wistaria Cottage, a Grade II Listed Building, the proposal would have no harmful impacts on the setting of this heritage asset and would in fact enhance the streetscene by reflecting and reinforcing the historic character of The Street.

The proposed development would have no harmful impacts on the amenities of neighbouring residential properties, having regard to outlook, sunlight/daylight and privacy.

Under the provisions of paragraph 14 of the NPPF 'Local Planning Authorities should positively seek opportunities to meet the development needs of their area'. Furthermore, the planning authority is obliged to consider the application with respect to the tilted balance in favour of approving sustainable developments such as that proposed in this application.

The Council is therefore respectfully requested to grant full planning permission.