

REPORT UPDATE

Application No: FG/115/17/PL

Reason for the Update / Changes

Reason for Update/Changes: Additional comments, conditions and revised plans

The elevations on the submitted plans are incorrect. Revised drawings showing the correct elevations will be submitted.

The representations received include an objection from the Ward Member.

Following receipt of revised layout plans indicating the position of plots 1 and 2 further into the site, to provide a 22m gap to the dwellings nos 8 and 9 Little Paddocks to the east, anyone who had made a representation on the application was advised of the amended plans and further comments were invited. As a result 19 additional comments have been received all re-iterating concerns previously expressed, but also adding concerns over the lack of landscaping to soften the development and that the application is in fact for houses not bungalows as stated in the description.

Officers Comment:

Additional Landscaping details are included in the substitute plan drawing.

Whilst the application is described as bungalows it is being considered on the basis of the submitted plans which clearly show they have first floor accommodation.

County Highways have been re-consulted on the revised parking layout and have made the following comments:

From scaling the plan (628-06) this will leave 2.88 metres between the planting for plot 2 and the north eastern corner point of the garage. This would be enough internal width for a vehicle to pass. By way of some proxy guidance building regulations allow internal access to be reduced to 2.75m over a short distance, so a car or other private vehicle will be able to fit through.

It's been accepted that two spaces per dwelling and three visitor spaces is acceptable to meet the needs of the development. I would be minded to accept that such a provision is still available on the internal hardstanding even with the revisions to dwelling placement, though it is getting very restricted and opportunity to provide suitable parking spaces is getting diminished by the pushing forwards of plots 1 and 2.

Each dwelling is provided with a garage space so that means 4 spaces need to be provided somewhere on the remaining hardstanding area.

Theoretically spaces can be provided in parallel fronting plots 3 and 4 though as previously observed such spaces should measure 3 x 6 metres and this is not available with the design shown. These spaces would likely be useable but would require some manoeuvring to access.

There is also space adjacent to the garage at the southern extent of the plot outside plot 4 to park two vehicles. One additional echelon space could also be provided where the visitor parking area is.

Given none of the above has been shown I would be minded to suggest getting a formal parking layout plan provided and approved. I would not recommend any parking fronting plot 1 as this has been

indicated at the turning area for larger vehicles. Similarly any parking fronting plot 2 or in front of the northern most garage is going to further impede access to plots 3 and 4 so would not be recommended.

Where this development is accessed via a private road WSCC would not be able to offer a formal objection to the proposed. The applicant and Local Planning Authority should consider the points raised above and consider the impacts of the layout proposed whereby parking for plots 1 and 2 is being pushed away from the dwellings which may not be the most ideal and convenient parking solution for future occupiers.

These comments were discussed with the agent and further substitute plans have been submitted relating to the deletion of part of one of the garages and the addition of indicative parking and landscaping. The parking layout indicates that 2 parking spaces/garages are provided per dwelling with 3 at the entrance to the development for visitor parking.

The parking condition (no. 6) has been amended to include submission of details of the parking layout to ensure that these details can be discussed further with County Highways to ensure that the spaces are accessible .

A fencing and materials condition have been added to the recommendation. The materials condition includes surfacing materials. The plans condition has been amended to include the latest amended layout and cross section plans submitted.

Note: The changes to the conditions and/or reasons are attached on the 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: FG/115/17/PL

LOCATION: 44 Ferringham Lane
Ferring
BN12 5LU

PROPOSAL: 4 No. bungalows

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks planning permission for the construction of 4 no. 3 bedroom chalet bungalows within the southern garden area of 44 Ferringham Lane. The existing access from Ferringham Lane would be utilised. Each dwelling has a garage and parking space. Cycle parking and motor cycle parking is provided adjacent to the access to the site.
SITE AREA	Approximately 0.37 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	13.5 dwellings per hectare.

TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site access is boarded by a brick wall at the entrance into the site with close boarded fencing and hedging further along the access. The site itself is boarded by a mixture of close boarded fencing, trees and hedges of various heights and densities.
SITE CHARACTERISTICS	The site is currently occupied by a detached two storey dwelling with rendered elevations and a tiled hip roof with a single storey projection to the north; rear dormer window on the eastern elevation; and a detached garage and small outbuilding located to the north of the original dwellinghouse.
CHARACTER OF LOCALITY	The character of the locality is predominantly residential with Ferringham Lane consisting primarily of detached and semi-detached two storey dwellings set in larger plots. Ferringham Lane features a residential density of 11 dwellings per hectare to the West of the road and 13.04 dwellings per hectare to the east. To the east of the application site is Little Paddocks a private estate consisting predominantly of detached bungalows at a density of approximately 14.35 dwelling per hectare.

RELEVANT SITE HISTORY

FG/69/16/OUT	Outline application with some matters reserved for 4 No. 3 bed bungalows (resubmission of FG/196/15/OUT).	Refused 13-07-16 Appeal: Allowed+Conditions 11-05-17
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The site has a history of planning applications having been made for residential development at this site with permission having been refused previously. Planning application FG/196/15/OUT was withdrawn due to the proposal being unacceptable on design and residential amenity terms. An amended scheme was submitted under reference FG/69/16/OUT and was recommended for approval by the case officer but refused by Development Control Committee on highway grounds for the following reason:

The proposal fails to adequately demonstrate that a 4m wide access drive is achievable or that satisfactory tracking for large vehicles has been proven or that land is available for the construction of a traffic light system and it has not been satisfactorily demonstrated that such a system can operate without harm to highway safety and traffic flows in the locality contrary to policy GEN7(vii) of the Arun District Local Plan 2007 and the National Planning Policy Framework.

This scheme (FG/69/16/OUT) was later allowed on appeal.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Ferring Parish Council

Ferring Parish Council strongly objects to this planning application for 4 No. bungalows.

Ferring Parish Council appreciate that outline planning has already been granted on appeal, however this was for one storey properties, and this application is two storey properties.

The revised stature of the properties will have an overbearing impact on neighbouring properties at the north end of Little Paddocks who will lose their privacy and undoubtedly experience additional noise and bright lighting from vehicles.

In addition concerns are once again raised in relation to the access route. One of the conditions on the outline planning appeal was that the access route was required at the 4 metre width. There is no evidence as to how this can be achieved.

Furthermore, the application is against Arun recommendation of no back garden developments.

38 letters of objection:

- There is no information as to how the proposed traffic lights would work and how it will impact neighbours.
- The mass, height, fenestration and Juliet balconies of the proposed houses all have an unacceptable impact on the properties to the north of the site, in Little Paddocks.
- Pedestrians and vehicles attempting to use the narrow drive at the same time will be dangerous.
- The egress from the site is dangerous due to limited vision of the road.
- Proposed development is not in keeping with surrounding houses.
- The access is inadequate measuring only 3.51m in width.
- Proposed access will have an unacceptable impact on highway safety.
- Construction will result in noise and disturbance to existing residents and wildlife.
- Visibility splays cannot be maintained as land is not under the ownership of the applicant.
- Proposal will generate noise and exhaust pollution.
- Proposal will result in unacceptable overlooking.
- Construction traffic will damage the private roads.
- Proposal constitutes overdevelopment of the site.
- As resident of 9 Little Paddocks we have 20 foot gardens and our property is already overshadowed by trees.
- Insufficient parking provision.
- House to the site boundary is only 5 metres. We have previously commented about privacy and the visual impact of the proposed houses (not bungalows).

2 letters of support:

- The development is not an over-development. The gardens are generous with parking which is great in its design (unlike the area of little paddocks)
- Prefer the pitched roof dormers which keep in the look of the area, and would prefer these to be approved at this stage rather than granting permission later on for flat roof dormers which are have no character at all.
- The comments made by others regarding access have me a little puzzled. On the site is an existing dwelling (mine) which requires access at all times for all vehicle sizes including ambulances and the like. The property and its surrounding roads were designed to accommodate Paddock House and the deeds reflect this. There have been suggestive comments and threats that the visibility splay will be hindered by local neighbours. However, anybody who attempts to hinder my visibility splay or my access including ambulance and the like will have action taken upon them.
- The traffic light system is designed to minimise the traffic on Ferringham lane as they will have right of

way. There is enough land to accommodate the waiting traffic within the development. This system will work with the least inconvenience

- Should consider a mirror for exit
- Can dustcarts turn or is storage near the entrance necessary?

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted and will be considered in the conclusion to this report.

CONSULTATIONS

WSCC Strategic Planning

Engineering Services Manager

Engineers (Drainage)

Southern Water Planning

WSCC Strategic Planning

Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER

Informative and condition proposed should development receive approval.

ENGINEERS (DRAINAGE)

Infiltration must be investigated for surface water disposal. Please apply condition ENDG2A.

WSCC STRATEGIC PLANNING

Access · The principle of the access has been established by the Planning Inspectorate under appeal reference APP/C3810/W/17/3166634 for FG/69/16/OUT. The LHA would not wish to raise any overriding concerns with this arrangement.

Parking · The proposed quantity of parking would be considered appropriate to meet the needs of the development. The proposed garages should be increased in size to 3 x 6 metres as per the WSCC Guidance for Parking in New Residential Development September 2010. It is accepted that such matters could be dealt with via planning condition. Should the garages be increased in size they would also be considered large enough to facilitate the parking of cycles as per current sustainable travel policies.

Layout · Full swept path tracking for fire and refuse vehicles has not been provided within the current application documents. The proposed layout does have an open area larger than that demonstrated for turning of large vehicles under FG/69/16/OUT.

Second Response - Upon review of these plans the garages have been increased in size to 3 x 6 metres and the dwellings have been repositioned further west within the site.

The garages are now considered to be adequately sized. The repositioning of the dwelling has resulted in the area of hardstanding parking spaces allocated to each dwelling reduced. Hardstanding parking will now take place in the form of 1 space per dwellings provided in parallel fronting the dwellings.

The repositioning of the dwellings may impact the ability for larger vehicles (Fire and Refuse) to turn on site. Swept path tracking plans should be provided to demonstrate that the ability for larger vehicles to turn on site has been retained. This turning area should not use any area allocated for resident parking.

Third Response - Swept path tracking plans 628-02 Rev D & 628-03 Rev D would be considered acceptable. Amendments to visitor car parking spaces on plan 628-02 Rev D are acceptable. The tracking intersects with the parking area fronting plot 1, but the tracking does not require the whole of the hardstanding area and as such turning for larger refuse / emergency vehicle is acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The storage of cycles does not need to take place in the proposed garages and a condition is imposed to maintain control over cycle storage.

POLICY CONTEXT

Designation applicable to site:
Within built area boundary

DEVELOPMENT PLAN POLICES

[Arun District Local Plan \(2003\):](#)

GEN12	Parking in New Development
GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM2	Internal Space Standards
D DM3	External Space Standards
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design
T SP1	Transport and Development

[Ferring Neighbourhood Plan 2014 Policy 1A](#)

A Spatial Plan for the Parish

Ferring Neighbourhood Plan 2014 Policy 10

Sustainable water management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD3	Parking Standards
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POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District

Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Main Modifications to the Arun Local Plan (2011-2031) are presently out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23 February 2018.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The Ferring Neighbourhood Plan has been made and policies 1A:Spatial Plan and 10 Sustainable Drainage Systems for the Parish are considered relevant to the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

At the time of writing this report, the proposal is not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining properties.

OTHER MATERIAL CONSIDERATIONS

The applicant has been requested to submit an amended plan showing amended window arrangements to plots 1 & 2. If this plan is submitted to the satisfaction of officers prior to Committee it is considered that this application can be recommended for approval as per the Conclusions section of this report.

CONCLUSIONS

PRINCIPLE

The application site is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policy considerations in the determination of this application are considered to be GEN7 of the Arun District Local Plan; Policy 1A of the Ferring Neighbourhood Plan, D DM1, D DM3, D SP1 of the Emerging Local Plan; and the National Planning Policy Framework.

It is a material planning consideration that, following a successful appeal, outline approval was granted under reference FG/69/16/OUT for the construction of 4 no. bungalows. Therefore, it is considered that the principle of the proposed development has already been established.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of 4 no. x 3 bed chalet style bungalows on the site. The proposed dwellings will feature one bedroom, an open plan living, dining and kitchen area on the ground floor and 2 en suite bedrooms within the roof space. The proposed dwellings will have an eaves height of approximately 2.9m and a maximum ridge height of 7m.

The proposed dwellings will be set out in a linear fashion to the south of 44 Ferringham Lane and served by the existing driveway which was agreed at appeal. The proposed dwellings will have a gross internal floor area of approximately 155m² which will exceed the Nationally Described Space Standards for a dwelling of this size by approximately 53m².

The character of the locality is mixed with two storey dwellings, chalet bungalows and bungalows surrounding the application site. The design of the proposed dwellings is considered to appear in keeping with the established character of the locality subject to the use of appropriate materials.

Development surrounding the site is predominantly linear in layout, this is most evident to the east in Little Paddocks and to the west of the site along Ferringham Lane. Therefore, the proposed layout of the development is considered to be in keeping with the established character of the wider locality.

The proposed development would result in the site having a residential density of 13.5 dwellings per hectare, with a residential density of 14.35 to the east of the site in Little Paddocks; 13.04 to the west of the site (east of Ferringham Lane); and a density of 11 dwelling per hectare to the west side of Ferringham Lane. It is considered that the proposed development in terms of its density is in keeping with the character of the locality.

By virtue of the above it is considered that the proposed layout of the site does not constitute overdevelopment and integrates well with the established character and appearance of the area in accordance with policy GEN7(ii) of the Arun District Local Plan; Paragraph 61 of the NPPF; and Policy D DM1 (1 & 13) of the emerging Local Plan.

Policy 1A (Spatial Plan for the Parish) of the Ferring Neighbourhood Plan 2014 (NP), supports proposals inside the built-up area boundary provided they are suited to an urban setting and accord with the relevant development plan policies. Given the above it is considered that the proposal would comply with this spatial policy

RESIDENTIAL AMENITY

The proposed dwellings will be situated a minimum distance of 15m from the eastern boundary of the site. This is considered to result in sufficient private amenity space in accordance with paragraph 17 of the NPPF. The layout which was approved for the single storey dwellings at appeal was 10m and this distance has now been increased by 5m.

8 and 9 Little Paddocks to the east of the application site are situated approximately 4-5m from the shared boundary of the site. The position of the dwellings in relation to the eastern boundary have been amended since the application was originally submitted and they are now located 15m from the shared boundary, instead of 10m as originally submitted. This will result in a separation distance of approximately 18-19m between the application dwellings and neighbouring properties to the east. This separation distance is considered to be sufficient not to cause materially adverse overlooking from plots 3 and 4 and would not be overbearing on the dwellings to the rear.

However 8 Little Paddocks features a first floor bedroom window on the rear elevation which will be situated opposite the proposed first floor Juliette balcony on the rear of Plot 1. This relationship would result in adverse overlooking. The first floor bedroom windows in the rear elevation of Plots 1 and 2 would have an unneighbourly impact on the neighbouring dwellings 8 and 9 Little Paddocks and their gardens. It has therefore been requested that the first floor bedroom window/door proposals in the rear elevation of these units are amended to prevent any materially adverse overlooking. A condition has also been included in the recommendation to ensure that the glazing to the en-suites on the rear elevation of Plots 1 and 2 remains obscured and fixed shut to 1.7m above ground floor level and that no additional windows are added at first floor in the rear elevation without a planning application being submitted for consideration.

If the requested amended plans are not received by Committee, the application will be the subject of an update report which will recommend refusal of the application on the basis of the unacceptable adverse overlooking impact resulting from Plots 1 and 2 on the residential amenities of 8 and 9 Little Paddocks.

The impact of the increased use of the access from Ferringham Lane and additional vehicle movements to the rear of properties fronting Ferringham Lane was established in the appeal decision and could not be reasonably refused at this time.

HIGHWAY MATTERS

The proposed access to the site has been allowed at appeal and the conditions previously imposed relating to parking, access and construction are included in the officer recommendation.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions.

The application has been re-advertised following receipt of the additional information requested by West Sussex Highways and the advertising period now expires on 15-03-2018. Therefore it is requested that the decision on this application is delegated to the Group Head of Planning in consultation with the Chairman and Vice Chairman of 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.

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 plan: Location Plan 628-01 revA,
Site Layout Block - 628-02 revD
Roof Plans 628-03 revE
House Plans 628-04 rev E
Elevations 628-05 rev B
Coloured Site Sections 06C
Site Sections 06

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 No part of the development shall be first occupied until visibility splays of 2.0 x 43 metres to the south of the site and 2.0 x 39 metres to the north of the site have been provided at the site vehicular access onto Ferringham Lane in accordance with the approved planning drawings. 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 the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall not commence until the 4 metre wide vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

- 5 Prior to the commencement of development details of the proposed traffic light system to control access in and out of the site shall be submitted to and approved by the local planning authority. This should include the:

- design, location and operation of the traffic light system.
- continued maintenance and operation of the traffic light system.

Reason: In the interests of road safety and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto Ferringham Lane which could compromise highway safety in accordance with the NPPF.

- 6 The buildings shall not be occupied until the precise details of the layout of the parking spaces, turning facilities and garages have been submitted to and approved by the Local Planning Authority and the details so approved have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 7 Development shall not commence 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, 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 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 GEN7 and GEN9 of the Arun District Council 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.

- 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 GEN7 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 extensions (including porches or dormer windows) to the dwelling houses 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 GEN7 of the Arun District Local Plan.

- 10 The buildings hereby permitted shall not be occupied until provision for covered cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

- 11 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings and hard surfaced access road and parking areas 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 and surfacing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 12 No development above damp proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 13 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 assessing the proposal against all material considerations, including planning policies and any representations that

may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 14 INFORMATIVE: Drainage Engineers advise that 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 30% 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 also available on request.
- 15 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.
- 16 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.