

REPORT UPDATE

Application No: FG/14/25/PL

Reason for the Update / Changes

Reason for Update:

Consultation response received from the ADC Ecology Officer. The Officer has reviewed the application, and raises no objection in regard to ecology. The proposal should provide ecological gain in accordance with Policy ENV DM5. A request for a condition requiring details of ecological enhancements to be submitted for approval prior to development above the Damp Proof Course (DPC) was included within the response. Condition 6, which was originally imposed to secure two bird boxes has been replaced with this requested condition.

Further information has also been received from the Agent of the application, confirming that an external local drainage engineer has reviewed the site, and confirmed that flooding would not be an issue for the site. They have additionally confirmed that there is sufficient space within the site to accommodate an attenuation tank, should infiltration not be possible. As such, the Agent and Applicant are confident that there should be no flooding and drainage issues associated with the development.

Officers Comment: Condition 6 of Conditions List has been updated to reflect the request from ADC Ecology. The additional comments from the Agent are noted. There are no changes to the recommendation, and as such the application is still recommended for Approval subject to conditions.

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/14/25/PL

LOCATION: 275 Goring Way
Ferring
BN12 5BY

PROPOSAL: Partial removal of rear extension of 275 Goring Way and erection of 1 No. self-build chalet bungalow in garden of 275 Goring Way with associated landscaping and parking. This application is in CIL zone 4 and is CIL liable.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks permission for the erection of a self-build chalet bungalow in garden with associated landscaping and parking. This includes the partial removal of an extension to the rear of No. 275.

SITE AREA

0.1ha

RESIDENTIAL DEVELOPMENT 20 dwellings per ha

DENSITY**SITE CHARACTERISTICS**

Site comprising 1 no. single storey link detached bungalow, with associated parking and garden.

CHARACTER OF LOCALITY

Predominantly residential. Ferring C of E Primary School is to the south of the site. Ferring Village centre is around 200m west, comprising retail and commercial units.

REPRESENTATIONS**Ferring Parish Council - Objection:**

- Object on environmental and drainage grounds.
- This area already has a significant issue with flooding, of which the additional building will exacerbate.
- There appears to be no consideration to address drainage / flooding issues.

One letter of no objection received from nearby occupiers:

- Concern raised in regard to potential issues with extra vehicles entering and exiting the main drive near the bus stop.
- Concerns the east facing dormer window may possibly face their garden and remove privacy.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. All material planning considerations will be discussed below.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:****ADC ENVIRONMENTAL HEALTH**

No objection, subject to conditions restricting the hours of construction work on site, and securing a scheme for the provision of EV charging points.

WSCC HIGHWAYS:

No objection, subject to a condition securing the car parking details, and another requiring further details to be submitted in regard to cycle parking.

ADC TREE OFFICER

Awaited.

ADC ECOLOGY

Awaited.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Requested conditions are applied below.

POLICY CONTEXT

Built-Up Area Boundary

Prone to Groundwater Flooding

CIL Charging Zone 4

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
ENVDM4	ENV DM4 Protection of trees
ENVSP1	ENV SP1 Natural Environment
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WSP1	W SP1 Water

Ferring Neighbourhood Plan 2014 Policy 10

Sustainable water management

Ferring Neighbourhood Plan 2014 Policy 1A

A Spatial Plan for the Parish

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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.

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 complies with relevant Development Plan policies in that there would not be adverse harm

to visual or residential amenity, highway safety, biodiversity, flooding, drainage, or the character of the area.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
 - (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site is in the built-up area boundary where the principle of residential development is established by Policy SD SP2, subject to the details of the scheme according with other relevant policies in the Plan.

The relevant development plan policies are Arun Local Plan (ALP) policies D DM1, D DM2, D DM4, D SP1, ECC SP2, ENV DM4, ENV DM5, ENV SP1, QE SP1, SD SP1, SD SP2, T DM1, T SP1, W SP1, W DM2 and W DM3. Ferring Neighbourhood Development Plan (FNDP) policies 1A and 10, the NPPF and other supplementary planning documents which will be referred to below.

Part P (Infill Development) of the Arun Design Guide (ADG) seeks to ensure development reflects or improves the character of the site and the surrounding area, minimises the impact on neighbouring land/residents, provides appropriately sized internal space standards and provides safe access on to the highway network and incorporates appropriate levels of parking in line with WSCC guidance on parking provision.

Parts J (Building Design) (section J.01, Form and Character) and H (Welcoming Streets and Spaces) of the Arun Design Guide are of relevance.

The NPPF (2024) gives a presumption in favour of sustainable development, generally seeks to promoting effective use of all land whilst maintaining an areas prevailing character (paras 125 and 129).

BROWNFIELD LAND

Paragraph 125(c) of the NPPF states that, within planning decisions, substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Annex 2 gives the definition for brownfield (referred to as 'Previously Developed Land'). Whilst this includes land which is within the curtilage of other developed land, land which falls within built-up areas such as residential gardens is excluded from being classified as 'Previously Developed'.

As such, in this instance, the site is not classified as brownfield land, forming the residential garden of No.275.

DESIGN AND VISUAL AMENITY

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including character, appearance, density, scale, innovation, adaptability, residential amenity impact, trees, and crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the surrounding environment.

Policy D DM4 concerns extensions and alterations to existing building. In this case, this policy is relevant to the partial loss of the rear extension. The removal of this extension is acceptable, and in compliance with D DM4 of the ALP.

The Arun Design Guide SPD provides design guidance. This includes Section P.01 on Infill Development which provides detailed guidance on the redevelopment of sites, and Section J.01 which concerns building design, in particular form and character.

This proposal seeks the development of a garden space to the west of No.275, at the end of a long row of similarly styled bungalows, to construct a one and half storey detached bungalow.

Goring Way is characterised by single storey bungalows, some of which have been converted to one and a half storeys with loft conversions therefore, allowing the principle of a new one and half storey bungalow to be acceptable in the composition and character of the street. The proposed bungalow mirrors the design styles set by six of the closest neighbouring bungalows to the east, matching the existing in terms of style, character, size, and massing. It has a roof form reflecting Nos 273 and 267 to the east. As a result of this, the bungalow would integrate sensitively in the street scene. The design, style and scale is sympathetic of the surrounding context, by following that of the established neighbouring properties. This is appropriate, given the established and set design style, composition, and appearance of the street scene. In terms of its design, the proposal is acceptable, by virtue of its appearance being in keeping with the street scene; and subsequent minor harm in terms of visual amenity on the existing property and surrounding locality.

The land to the side of No.275 is separated from Sea Lane to the west by a large green verge, footpath, and trees. The introduction of another dwelling, matching that in scale, style, and massing to the existing properties on Goring Way, would not unduly obtrude or dominate the street scene of Sea Lane, and would be sufficiently set away from the road. As a result, the proposal would have little impact on the visual amenity or appearance of this road.

A porthole style window has been included to the first floor of the principal elevation. Whilst not a design feature largely seen in this street scene, this feature is not adversely out of character with the surrounding properties, and is a sensitive approach to providing light into the upper floor of the property. The proposal material palette comprises half brick, half white render, with brown tiles. This would match the existing materials of No. 275, and are appropriate for use in this location.

In terms of scale and massing, this property is suitably sized and would retain a sufficient amount of land to both the front and rear of the site. It would not appear as an overdevelopment of the land; being an appropriate scale and massing for this plot, and not being overly cramped or out of place. This dwelling reflects the composition and massing of the other bungalows along Goring Way, and remains in keeping with the established spatial character of this area.

The proposal would not result in harm to the character and visual amenity of the area and is compliant with policies D DM1, D DM4 and D SP1 of the Arun Local Plan, relevant paragraphs of the NPPF, and the Arun Design Guide (SPD).

RESIDENTIAL AMENITY

Policy QE SP1 (ALP) requires development to ensure it does not have a significantly negative impact on residential amenity. Policy D DM1 (ALP) requires development to have a minimal impact to users and occupiers of nearby property and land.

The Arun Design Guide deals in part H.04 with separation distances between habitable rooms: Back to Back: min. 21m between habitable rooms of properties or to existing buildings. Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property. Front to Front: min. 16m between habitable rooms of properties facing each other. Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.

The dwelling is one and half storeys, with a ridge height of 5.36m to match that of No.275. The eaves are approximately 2.6m high, mirroring that of No.275. The dwelling will retain a minimum distance of 1m to the eastern boundary, 16.07m to the south, 0.6m to the west, and 10.97m to the north. 2.3m would be retained as a separation distance between the side elevations of No.275 and the proposed dwelling. These distances are acceptable, but would result in some impact to No.275 to the east due to such a close proximity to the shared boundary.

The property follows the front and rear building lines of No.275, resulting in some overbearing and overshadowing of only the western elevation of this existing property. This would restrict light in two windows to this elevation, currently serving a bedroom and a bathroom. This would not have a detrimental impact on residential amenity. Being western facing, these windows would only receive light towards the latter part of the day, being restricted by the existing extension to the south which protrudes away from the western elevation. The introduction of a new dwelling to the west would result in overshadowing of these windows. This would not be unacceptably detrimental to the amenity of these rooms. This overbearing and overshadowing impact would be comparable to that experienced by the majority of bungalows on this side of Goring Way. In consideration of this, and that the dwelling would not have an overbearing effect on any other elevation or amenity space of the property, the proposal on balance would have minimal impact in terms of residential amenity. This overbearing and overshadowing impact is acceptable in terms of D DM1 and QE SP1 of the ALP.

The proposal would include one window which could adversely overlook a neighbouring property. This is the ground floor ensuite window to the eastern elevation which faces onto the western bedroom window of No.275. In order to protect amenity of both neighbours, a condition has been applied requiring this window to be obscure glazed and non-opening to 1.7m above the floor level.

Concerns have been raised in regard to an east facing dormer which may impose on the privacy and amenity of a rear garden. The proposal includes three rooflights, and no dormers; other than a small gable to the front comprising a porthole window. The location of these windows would serve primarily as a source of natural light for the first floor bedroom, and would provide little opportunity for views of neighbouring properties. These openings are acceptable and will have negligible harm on residential amenity.

The proposal would not result in adverse harm to residential privacy or amenity in accord with D DM1 and QE SP1 of the Arun Local Plan, and the Arun Design Guide.

SPACE STANDARDS

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs.

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the

requirements of all occupants and their changing needs. For a 3 bed, 4 person 2 storey dwelling, a minimum of 84 sqm gross internal area is required. The proposal would provide approximately 99 sqm of internal floor area, which exceeds the Nationally Described Space Standards and would accord with Policy D DM2 of the Arun Local Plan.

In regard to bedroom sizes, the downstairs bedrooms would measure 10.3 sqm and 9.3 sqm. In regard to the NDSS, as these fall below the 11.5 sqm threshold for double bedrooms, these can only be considered as single bedrooms. The upstairs bedroom measures 11.8 sqm, and meets the threshold for a double bedroom. This meets the requirements of the NDSS, and would provide sufficient space for 4 occupiers across the 3 bedrooms. It is noted in the planning statement that the scale of the property would meet the minimum threshold for a 3 bed, 5 person dwelling in regard to total internal floor area, however as the bedroom sizes only provide sufficient space for two singles and a double, a the maximum occupancy is considered to be 4 persons in consideration of D DM2 of the ALP.

Part G of the Arun Design Guide states that rear gardens must be at minimum 10.5m deep. The proposal shows a rear garden of 16.07m in depth, which would exceed this guide. This would provide sufficient rear garden amenity space for the occupants of the property and is acceptable.

The proposal is in accordance with D DM2 of the ALP, and Part G of the ADG.

HIGHWAYS, TRANSPORT AND PARKING

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

Arun have adopted a Parking Standards SPD (Jan 2020). For a 3 bed property in Parking Behaviour Zone 2 a minimum of two car parking spaces on site are required. Two parking spaces are defined on the site plan, with there appearing to be adequate space for more cars if necessary. In terms of parking provision, the proposal is acceptable.

The new property would utilise the existing access for no. 275. This is an established access, and raises no concerns in regard to impact on highway amenity. The requirement for the access through the front of No.275s driveway would reduce the parking provision available for the existing property, but would retain sufficient space for at least two cars to be parked without blocking the access. This is sufficient and will not harm to the parking amenity of the occupiers of 275.

WSCC Highways raise no objection on the grounds of highway safety or impact on the operation of the highway network. There is a bus stop to the front of the sit. As the access is established, and the number of cars entering and exiting would only be minorly increasing, there would be no adverse impact on the operation of the bus stop. WSCC raised this in their consultation, and reiterated that the existing operation of the access to No.275 functions with no known safety concerns. They have noted that the visibility onto Goring Way is sufficient, and poses little risk of harm to pedestrians or other vehicles. No concerns are raised in regard to the increase in movements at the point of access, nor the impact on the capacity of Goring Way.

In accordance with the Arun Parking Standards, two cycle spaces should be provided. The site plan includes a bicycle store to the rear of the property, and it is proposed that this store would be designed to accommodate approximately two bikes. WSCC requested details of this store have be secured via a condition for clarity on appearance and capacity, and this has been applied. This condition requires the store to be secure and covered.

In the interests of sustainability electric vehicle (EV) charging points should be provided for all new homes. The Arun Parking Standards 2020 and policy T SP1 require new dwellings to provide electric vehicle charging points if they feature driveway or garage. The installation of an EV charger on site has been secured via condition.

Subject to the provision of the conditions below, the proposal is in accordance with T SP1 of the Arun Local Plan, the Arun Parking Standards, and the NPPF.

FLOODING / DRAINAGE

ALP policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS) as appropriate to the size of development.

FNDP policy 10 states that proposals for development that are able to demonstrate that their sustainable drainage design features will be effective in managing the risk of surface water flooding with and beyond their boundary will be supported. Incorporating one of more of the following could help to meet this policy: permeable driveways; water harvesting and storage features; green roofs; or soakaways.

The proposal is in Flood Zone 1, and is at low probability of flood risk. As such, a site-specific flood risk assessment is not required.

Arun seeks to secure details in respect of surface water drainage prior to determination. This only applies for schemes which comprise two or more dwellings, or in the Lidsey Treatment Catchment Area. This proposal does not fall under either of these criteria, and details of surface water investigations, monitoring and design are not required. Details of the drainage scheme for the site is a matter for Building Regulations, and will be assessed under an application with Building Control. The lack of these details for a single dwelling in Ferring does not warrant reason for refusal, as the property will still be required to meet the standards for Building Control.

The objection from Ferring Parish Council on the grounds of flood risk and drainage is acknowledged. Arun mapping data identifies that there are issues with surface water within the highway. There is not sufficient evidence to demonstrate that the introduction of a dwelling on this site would have adverse impact on flooding in the area. This surface water is not mapped on the site, nor is the site subject to any other flood risk other than low risk of groundwater flooding (which is generally found on most sites in the district). There is no justified reasoning to raise an objection on these grounds, as the scale of the proposal and vulnerability of the site is not significant.

The proposal is noted to aim to follow the existing arrangements of the building for managing foul drainage. It would include parking to the front which would incorporate SUDs features such as permeable surfaces. To secure sustainable drainage features on site in line with Policy 10 of the FNDP, a condition is applied below requiring details of SUDs on site to be submitted to the Council for approval prior to occupation.

Subject to compliance with the condition, the proposal accords with W DM3 of the Arun Local Plan and Policy 10 of the FNDP.

BIODIVERSITY

Policy ENV DM4 of the Local Plan emphasises where existing trees are on or adjacent to a developments site, developers shall be required to provide:

- d. Land and tree surveys

- e. A tree constraints plan
- f. An Arboricultural impact assessment to include a tree protection plan and Arboricultural method statement.

The application has been accompanied with an Arboricultural Report, Tree Protection Plan, and Constraints Plan. This shows the loss of a hedge to the front of the site, and encroachment on to the Root Protection Areas (RPAs) of trees along the western and northern boundaries. These trees are not covered by Tree Preservation Orders (TPO), but their health and amenity should be protected and enhanced where possible. The Arboricultural Report details that hardstanding and footprints will encroach partially on the RPAs of a number of trees along the boundary. It is not anticipated these would cause unacceptable harm to the root systems of the trees. Impact reduction methods including handheld tools within the affected RPA and supervision by an arborist to ensure no structural roots over 25mm in diameter are severed are both recommended in this report. The works are acceptable, subject to compliance with the contents and recommendations of the Arboricultural Report and the Tree Protection Plan. These documents have been conditioned below, and all works are required to be carried out in accordance with their contents.

Policy ENV DM5 of the ALP requires development to achieve a Biodiversity Net Gain and protect existing habitats on site.

The site is a residential plot with no evidence of being a habitat for any protected species and little ecological value. The development would result in the loss of some surrounding garden land. The applicant has claimed self-build and custom housebuilding exemption, to which they are not required to provide the mandatory 10% BNG on site. In the interests of securing ecological enhancements on site in accordance with ENV DM5, and in the absence of a response from the ADC Ecology Officer, the requirement for the details of the placement of two bird boxes to the elevations of the new dwelling to be submitted to the Council for approval has been secured below.

The proposal is compliant with policy ENV DM5 of the ALP.

SUSTAINABLE CONSTRUCTION

ALP policy ECC SP2 requires residential development be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems.

As there are no decentralised, renewable, and low carbon energy supply systems proposed, a condition is necessary to secure compliance with the policy, and has been applied below. It is noted that solar panels have been proposed to be potentially provided to deliver 10% energy use, however details have not been provided, and as such it is felt a condition securing further details of renewable or low carbon energy supply systems, not limited to solar panels, is more appropriate.

SUMMARY

The development is in accordance with the relevant development policies and as such is recommended for approval subject to the following conditions and informatics. The recommendation is made in accordance with para 11(c) of the NPPF.

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.

CIL DETAILS

This application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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 + block plan, existing + proposed streetviews, proposed roof plan and existing + proposed floor plans A 02

Tree protection plan 0110 P02

Access plan 12919/2100 P2

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

3 Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan

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policy QE SP1.

4 Prior to occupation of any of the approved dwellings, the applicant or developer shall provide the dwellings with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

5 The development hereby approved shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with Arun Local Plan policies policy ECC SP2 and ECC DM1.

6 Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Planning Statement (ECE Planning - January 2025), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats & species).

7 All activity at the site is to be carried out in strict accordance with the Arboricultural Report (LAR2501-ARB-REP-0140 Dated 01/25) and Tree Protection Plan (0110 P02 dated 09/01/25).

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 and ENV DM4 of the Arun Local Plan.

8 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 dwellinghouse 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: In the interests of amenity and the environment in accordance with Arun Local Plan

policy D DM1.

9 No part of the development shall be first occupied unless and until a scheme for the incorporation of Sustainable Drainage Features (SUDs) has been submitted to and approved in writing by the Local Planning Authority. The details and features subsequently approved must be implemented in accordance with this scheme and thereafter be retained at all times for their designated purpose.

Reason: In the interests of reducing flood risk and bettering surface water drainage on site in accordance with Arun Local Plan W DM3 and Policy 10 of the Ferring Neighbourhood Development Plan.

10 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

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

Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policy T SP1.

12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.

13 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission relates to a development which consists of no more than 9 dwellings; is carried out on a site which has an area of no larger than 0.5 hectares; and consists exclusively of dwellings which are self build or custom housebuilding.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).