

Recommendation Report for Planning Permission

REF NO: FG/174/17/PL

LOCATION: 32 & 34A Sea Lane
Ferring
BN12 5DY

PROPOSAL: Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Character & Appearance of the Ferring Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The application proposes the retention of The Garden House no. 34A, the replacement of the existing dwelling at no. 32 and the erection of three new 4 bedroom chalet style dwellings resulting in a total of five dwellings on the site. The Garden House, will be altered principally by the demolition of the existing garage and the addition of a dormer window on the south elevation.

The replacement dwelling at no. 32 will be in a similar position to that previously approved but has been moved slightly northwards to increase the distance from the recreation ground.

With respect to The Garden House site, the eastern boundary to that plot has been adjusted to give a greater distance between this plot (now plot 5) and the existing dwelling (now plot 2). It is proposed to provide two additional dwellings in the intervening space which will comprise plots 3 and 4.

A new dwelling is proposed to the east of plot 2 between The Garden House and the western boundary of Meadow Cottage.

Each dwelling has an integral garage included in its ground floor layout and parking available within the curtilage.

SITE AREA 4,094 sq m

RESIDENTIAL DEVELOPMENT DENSITY 10 dwellings per hectare

TOPOGRAPHY Predominantly flat.

TREES None affected by this application.

BOUNDARY TREATMENT The boundaries of the site are generally demarcated by close boarded fencing. To the south lies a public footpath which runs along the northern boundary of the recreation ground.

SITE CHARACTERISTICS	The site is occupied by 2 detached properties. The rear dwelling no 32 is a bungalow with a plain tile roof. An L shaped dwelling The Garden House (no. 34A), closer to Sea Lane is of a chalet style 1.5 storey high with accommodation in first floor level serviced by windows in the gable ends and roof lights. Both existing properties share an access driveway from Sea Lane which runs along the northern boundary of the site. On the southern side the site faces towards Little Twitten Recreation Ground a local park/open space/cricket ground.
CHARACTER OF LOCALITY	This part of Ferring, north of the Recreation ground is characterised by single storey and chalet style dwellings with some two storey properties (notably to the north west of the site) served by private access drives and cul-de-sacs off the main road network. The properties generally fill the width of their individual plots with little space between buildings.

RELEVANT SITE HISTORY		
FG/37/16/OUT	Outline application for 1No. 4 bed detached chalet bungalow with integral garage - Resubmission of FG/215/15/OUT	ApproveConditionally 20-05-16
FG/180/15/PL	1No. Replacement dwelling	ApproveConditionally 09-03-16
FG/123/13/	Application for Outline Planning Permission with Some Matters Reserved for the demolition of 2 No existing buildings and the erection of 4 No 3 bedroom detached houses and 3 No 4 bedroom detached houses with the provision of access road and associated parking (resubmission following FG/99/12/)	Refused 28-11-13
FG/99/12/	Application for Outline Planning Permission with Some Matters Reserved for the erection of 9 x 4 bed dwellings following removal of existing dwellings	Refused 25-09-12 Appeal: Dismissed 23-04-13
FG/215/15/OUT	Outline application with some matters reserved for the erection of 2 No. dwellings.	Refused 12-02-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Ferring Parish Council

Objection - The design and layout of the proposed dwellings within the site is extremely cramped and out of character with existing development.

The density of the development and the type and scale of the proposed dwellings are considerably greater than that of the surrounding area where the existing buildings are mainly bungalows in character and set informally in a treed environment.

The local Neighbourhood Plan has the evidence from the village survey that the housing requirements are indeed for smaller houses such as bungalows and flats not four bedroom houses.

Arun District Council's policy, expressed in its Draft Local Plan, is against back garden development.

Concerns are also raised with regards to the access route for the proposed dwellings which will add additional vehicles entering onto an already busy highway.

34 Objections including the Conservation Group and Cricket Club

- Overdevelopment. Five houses where there has been two resulting in a cramped layout and insufficient back garden areas
- The current approval for 3 houses is sufficient.
- None of the traffic studies have considered the impact of the congestion in Sea Lane caused by reckless and often illegal parking at school drop off and pick up times.
- The vehicles from five houses entering and exiting the site at the junction with Sea Lane will create hazards for drivers using Sea Lane and for pedestrians, in particular the children attending Ferring Primary School.
- Out of character
- Houses on this side of Sea Lane are on good-sized plots, and while the occupiers of the new properties will have a very good view of Little Twitten Recreation Ground to the south, those using the Recreation Ground will see houses where once there were trees
- Will increase pressure on infrastructure
- All habitat has been destroyed for wildlife
- Additional noise and activity will adversely impact on neighbours
- Health and safety danger from cricket balls entering gardens of dwellings
- Ecology reports are required
- The cricket club could be put at risk if a future owner seeks an injunction against the cricket club following intrusion of cricket balls
- New development would be in very close proximity to neighbouring properties in Park Drive leading to an unneighbourly overdevelopment of the area, a loss of privacy, open space and evening sunlight adversely affecting the reasonable enjoyment of these properties.

COMMENTS ON REPRESENTATIONS RECEIVED:

It is not considered that the development would be overly cramped or out of keeping with the level of density of development in the locality.

Trees and vegetation on the site have already been removed. Previous surveys on the site did not

identify any wildlife habitats.

County highways have no objection to the proposal in terms of highway safety.

It is not considered given the design and position of the dwellings on the plot that they would result in materially adverse overbearing or overlooking of neighbouring properties.

Further amplification of the above is provided in the Conclusions section of the report.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Conservation Officer

WSCC Strategic Planning

Arboriculturist

Parks and Landscapes

Sport England South East

CONSULTATION RESPONSES RECEIVED:

Sport England - Objection. This plot is adjacent to the recreation ground currently used by a cricket club and there is the possibility that these new houses may prejudice the playing field were they to be struck by cricket balls. It is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPF.

Tree Officer

First Response - Objection

Second response - No objection subject to condition.

Greenspace - No Objection.

County Highways - No Objection as the current reduced scheme is not anticipated to cause a highway safety or capacity issue over the existing arrangement.

Conservation Area Advisory Committee - No Objection

Drainage Engineer - No Objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The applicant has now provided a report by Labosport as requested by Sport England in respect of cricket ball strikes on the proposed new properties. The report concludes that the existing 1.8m fence is suitable for the proposed development. The frequency of shots landing in the gardens would be further reduced by a 3m barrier but this is a question of proportionality.

In the light of the fact that the proposal does not introduce new gardens, (the area already comprises gardens to existing dwellings) and that the new dwellings are no closer than the existing dwellings towards the recreation ground it is considered that the provision of an additional barrier would be

unreasonable. It also needs to be noted that there is an extant planning permission for one dwelling between 32 and 34A which did not require any additional fencing.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary
Right of way

DEVELOPMENT PLAN POLICES

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

GEN2	Built-up Area Boundary
GEN7	The Form of New Development
GEN9	Foul and Surface Water Drainage
GEN12	Parking in New Development
DEV19	Extensions to existing residential buildings

[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
W DM3	Sustainable Urban Drainage Systems
D SP1	Design
SD SP2	Built -Up Area Boundary

<u>Ferring Neighbourhood Plan 2014 Policy 10</u>	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

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 and is 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.

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. The examination was completed in September 2017. The Main Modifications to the Arun Local Plan (2011-2031) were out for Public Consultation over a six week period starting on Friday 12 January 2018 until 5pm on Friday 23

February 2018.

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

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. 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).

Policies 1A 'Spatial Plan for the Parish' and Policy 10 'Sustainable Drainage Systems and Water Management' of Ferring Neighbourhood Plan are considered relevant to 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."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE

The site lies within the built up area boundary where the principle of residential redevelopment is acceptable subject to accordance with relevant development plan policies. In this case the key policy considerations are deemed to be GEN7 of the Arun District Local Plan and Policy 1A of the Neighbourhood Plan and the National Planning Policy Framework (NPPF). The NPPF supports the effective and efficient use of land for sites in the built up area but also advises that new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

The Ferring Neighbourhood Plan was made in January 2015 and therefore forms part of the development plan. The plan sets out a number of objectives and measures and objective no. 3 is to plan and deliver a range of well-designed housing, mix and types in locations with good access to services and facilities by foot and bus as well as car and whose development contributes to the sustainability of the parish. Policy 1A states 'proposals for development located inside the built up area will be supported, provided it is suitable to an urban setting and accords with the provisions of the neighbourhood plan and with other relevant development plan policies.' The explanatory text, at 4.8, confirms that windfall sites will contribute to the local and district housing need and this proposal provides for two additional windfall dwellings.

Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development.

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development - the economic, social and environmental roles. In order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Environmental

The application site lies within the settlement of Ferring and is located within 600 metres walking distance of local shops, primary school and health facilities. The nearest bus stop is on Sea Lane just outside of the site in Sea Lane. It is therefore considered that the proposal is environmentally sustainable as residents will not need to rely on the private car to access basic services & facilities. These environmental factors weigh in the scheme's favour.

Economic

The proposal will result in localised economic benefits through the need to employ people to carry out the building works. The proposal will also result in a net gain of 3 dwellings and so an increase in Council tax receipts and new homes bonus payments. In addition, the dwellings could bring new people into the area who could then spend money on local goods & services. These economic factors weigh in the scheme's favour.

Social

the proposal will have social benefits by providing new housing to meet local needs and this also weighs in the scheme's favour.

It is considered the proposal is sustainable development and would benefit from the NPPF presumption in favour of sustainable development. This report now considers the proposal against all the other relevant policies of the development plan.

PLANNING HISTORY

Planning permission was refused and dismissed on appeal for the demolition of both existing dwellings on the site, the subject of this application, and the erection of nine no. four bed dwellings (FG/99/12).

In dismissing the appeal the Inspector concluded that the re-use of the site for residential development would in principle be acceptable. However she stated that the proposed layout and form of development would be harmful to the character and appearance of the area. She made particular reference to the increased mass of development and minimal breaks between buildings which were exacerbated by the linear form and proximity of some plots to the recreation ground.

Following the dismissal of the appeal, the redevelopment/development of the two sites were granted planning permission individually. Outline planning permission was granted for a new dwelling on land to the west of number 34A under application FG/37/16/OUT and the replacement of number 32 with a chalet style dwelling was granted in 2016 under application FG/180/15.

An application for 2 dwellings between The Garden House and 32 was refused on the basis that the dwellings formed a cramped and prominent development which was out of keeping with the character of the area. The dwellings proposed were indicated in a position adjacent to the western boundary with a 2.5m gap between them and did not retain the existing set back distance of development from the cricket pitch.

With the extant planning permissions, there are therefore three dwellings on the site the subject of this application served by two independent off the Lane accessed from Sea Lane.

As planning permission has already been granted for a new dwelling to the west of number 34A the proposal relates to a net increase of two dwellings on the plot above the existing/extant permissions.

VISUAL AMENITY AND CHARACTER OF THE AREA

The proposed dwellings would have a linear form of layout in keeping with the pattern of surrounding development where properties are similarly positioned in relation to their access drives. The two existing dwellings on this site are currently served by two separate access drives and it is proposed to combine these into a single point of access running parallel to the northern boundary.

The plot sizes are directly comparable with some of the plots to the north in Park Drive. The spacing and gaps between dwellings gives an overall density of 10 dwellings per hectare which is considered appropriate and in keeping with development nearby.

The dwellings have been designed as chalet style properties, predominantly with eaves above ground floor window heads and residential accommodation in the roof space served by dormer windows and gable features. They are all individually designed but with common features such as dormer windows and part glazed gables to provide a visually cohesive development. They are not therefore visually perceived as 2 storeys and the ridge levels of the dwellings will be no higher than the existing dwelling to be retained at plot 2.

A variety of materials will be used to add interest but will be from a common palette including through coloured render, fibre cement boarding and stacked slate walls. The roofs will be clad in artificial slate and will vary in orientation to provide for an interesting roofscape when viewed from the recreation ground. Precise details of the materials are proposed to be controlled by condition.

It is considered that the objections from the appeal for 9 no. uniform two storey dwellings have been overcome by the proposed provision of distinctly different dwellings. The 'public' view of the development will be from the recreation ground and the height and appearance of the dwellings from this perspective is important.

The elevation, as viewed from the recreation ground, submitted with this application shows that the

dwelling are all of similar height and have their main eaves level above ground floor window heads with accommodation within the roofspace. Plots 1 and 5 have gable features similar to that on the existing dwelling and small subservient dormers have been added which do not detract from the 'chalet' style appearance. Plots 3 and 4 do have slightly raised eaves on their gables but this feature represents only a small element of the overall elevation and the ridge remains below that of the main ridge and appears subservient. The overall perception is of chalet style dwellings with gable and dormer design features which are not out of keeping with surrounding development, particularly considering the large flat roof dormer to Meadow Cottage, the two-storey dwelling to the north of the site and the dormers on the approved replacement dwelling for no. 32.

This proposal provides 2 dwellings in the area where 2 dwellings were previously refused under FG/215/15/OUT. However this application includes demolition of no. 32 which allows a uniform siting to the dwellings in their set back distance from north and south site boundaries and adherence to the pattern of development in the locality. The dwellings now have more space between them and retain a more spacious setting and larger plot sizes in accordance with the prevailing character of the area.

RESIDENTIAL AMENITY

Plot 1 would be sited between the existing dwelling (The Garden House) and Meadow Cottage to the east of the site. The east elevation will have only a small first floor window above ground floor which will serve a shower room and therefore will be obscure glazed and three roof lights positioned above eye level. There will therefore be no overlooking of Meadow Cottage to the east.

No windows are proposed at first floor level on the western elevation facing plot 2 other than rooflights which again will be positioned above eye level. The windows at first floor on the north elevation will serve bedroom windows but will be more than 21m from the nearest property to the north precluding any unacceptable overlooking or intervisibility. It is proposed to remove permitted development rights in the future so that additional openings in the roof cannot be added without the submission of an application for planning permission.

Plot 2 is the existing dwelling known as The Garden House. It would have a new dormer window added in the south elevation which faces the recreation ground and is not considered to result in any material adverse impacts on neighbouring properties.

Plot 3 has dormer windows provided either side of the gable ensuring that the main outlook at first floor level is to the south away from adjoining neighbours. No windows are proposed above ground floor on the east or west elevations other than rooflights which will be above eye level. The northern elevation will have glazing at first floor level in the gable above the porch which will serve the stairwell and a dormer serving bedroom four. These windows will be more than 21 m from the nearest residential property to the north and 15m from the garden boundary thereby precluding any unacceptable intervisibility or overlooking.

Plot 4 will have a small part glazed projection which will form its main outlook on the south elevation. A subservient wing set back from the south elevation will have a small dormer window similar in style to those on the adjoining properties. The north elevation will also have a small dormer window on the east facing projection and the main gable will have glazed detailing at first floor level to bedroom two. This glazing will be in excess of 10 m from the northern boundary to preclude overlooking of the garden to the north. The other dormer windows on the west elevation will serve a bathroom and a shower room and will be obscure glazed to prevent any overlooking of plot 5. A rooflight at the northern end will not overlook any private rear amenity space. Three further rooflights are proposed on the eastern elevation but these will not result in direct overlooking as they will face the blank gable of plot 3 and land to the front which does not comprise its private amenity space.

The principal first floor outlook for Plot 5 will be to the south with no first-floor windows facing east other than a dormer window above the garage which will look down the access drive. All the proposed rooflights will be above eye level to prevent overlooking. The first-floor window on the north elevation serving bedroom four will be more than 21 m from the property to the north thereby precluding any unacceptable intervisibility with that dwelling.

Each dwelling will have a private amenity space located on its southern side which, in all cases, is between 9 and 10m deep. Plot 1 has a garden area to the west which is 10m in depth. These depths provide for a suitable level of amenity space and an acceptable separation from the boundary with the recreation ground in the interests of public amenity.

Each of the dwellings exceed the 124 sqm gross internal floor areas set out in Technical Housing Standards (Nationally Described Space Standards) for 2 storey 4 bedroom dwellings.

HIGHWAYS

Each dwelling has adequate parking provision and County Highways have no objection in terms of highway safety and access.

CONCLUSION

The proposal relates to sustainable development that respects the character of the area and the amenities of adjoining residential properties. It makes effective use of this land within a village location and contributes to the housing needs of the Parish and the wider District.

The development fulfils the social, economic and environmental roles of sustainable development and therefore, is in accordance with advice in the NPPF. No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of residential development on this site.

The proposal accords with the relevant policies in both the District and Neighbourhood Plan and it is recommended that planning permission is granted subject to the following conditions.

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. Park Drive

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 Site, Location and Street Scene 2.01 revA,
 Plot 1 Proposed Plans and Elevations 2.02 revB
 Plot 2 Proposed Plans and Elevations 2-06 revB
 Plot 3 Proposed Plans and Elevations 2.03 revA
 Plot 4 Proposed Plans and Elevations 2.04 revA
 Plot 5 Proposed Plans and Elevations 2.04 revB
 Sections 2.08

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 development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
 - the anticipated number, frequency and types of vehicles used during construction,
 - the method of access and routing of vehicles during construction,
 - the parking of vehicles by site operatives and visitors,
 - the loading and unloading of plant, materials and waste,
 - the storage of plant and materials used in construction of the development,
 - the erection and maintenance of security hoarding,
 - the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 - details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area 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 a classified road which could compromise highway safety in accordance with the NPPF.

- 4 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 extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

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

- 5 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.

- 6 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.

- 7 The development shall proceed in accordance with the Arboricultural Method Statement and associated Tree Schedule and Tree Protection Plan by David Archer Associates dated March 2018 in particular the inclusion of the Council's Arboricultural Officer as an invitee at all site meetings of arboricultural significance (AMS report, Table 1, Page 6).

Reason: To ensure the retention and maintenance of trees which are an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 8 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 9 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter

be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 10 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

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

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order) the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

- 12 INFORMATIVE: The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

- 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.