

Recommendation Report for Planning Permission

REF NO: FP/180/17/PL

LOCATION: 84 Flansham Lane
Felpham
PO22 6AH

PROPOSAL: Demolition of 1 No. dwelling & erection of 2 No. dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. It is proposed to site two bungalows to face onto Summerhill Drive with gardens and two parking spaces each to the side. The bungalows will be 2.6m to the eaves and 4.5m to the ridge and each will also have a chimney. The existing access from Flansham Lane will be closed.
SITE AREA	0.0672 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	29.7 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	Existing 3m high conifer hedge fronting onto part of Summerhill Drive. Two Norway Maple Trees (one a Purple variety) located on the verge between the side boundary and Summerhill Drive. These have been made subject of a Tree Preservation Order (TPO) ref FP/2/17. There are also some shrubs on the site and some semi-mature trees within the rear garden of 88 Flansham Lane.
BOUNDARY TREATMENT	The site is bordered to Summerhill Drive by a 1.6m high close boarded fence which continues to the boundary with 11 Summerhill Drive and is in part supplemented by a 3m conifer hedge positioned in front of this fence. The boundary with the side of 86's rear garden is a 1.8m high close boarded fence. There is a further 1.8m close boarded fence & similar height hedge between no. 84 and Summerhill Drive. Low wall around the front of no. 84.
SITE CHARACTERISTICS	Existing detached bungalow with flat roofed garage to the northern side which projects forward of the front of the dwelling. The dwelling itself appears to be in poor condition. To the rear there is hardstanding 'garden' which stretches back all the way to no. 11 Summerhill Drive. Large flat roofed outbuilding/garage within this area. This area formerly also had allotment style planted beds and a couple of greenhouses.
CHARACTER OF LOCALITY	Although no 84 fronts onto Flansham Lane, the majority of the site fronts onto Summerhill Drive which is part of the Hurstwood private estate and comprises a fairly uniform

character of detached bungalows and 1.5 storey houses. The exception to this is the land opposite which forms a rear car park to commercial premises fronting Flansham Lane. Flansham Lane is mixed but those properties to the north of the site are all two storey semi-detached whilst those to the south are two storey semi or detached.

The following is noted in respect of neighbouring properties:

- * 11 Summerhill Drive is a single storey bungalow with a flat roofed garage on the affected side and no flank windows; and
- * 86 Flansham Lane is a two storey dwelling which was extended to its side above an existing garage in accordance with FP/227/89. The flank wall facing the site contains an obscure glazed first floor flank bathroom window and a ground floor window to the existing garage. On the rear is a ground floor door/window serving the rear part of the garage and a bedroom window above.

Summerhill Drive is a narrow road and part of a private estate. There are no on-street parking facilities.

RELEVANT SITE HISTORY

FP/8/16/OUT	Outline application for 1No. bungalow. Resubmission of FP/44/15/OUT	ApproveConditionally 16-06-16
FP/44/15/OUT	Application for Outline Planning Permission for a 2 bedroom 3 person disabled persons dwelling with parking	Refused 14-05-15

Application FP/8/16/OUT allowed for the siting of a dwelling in the rear garden of the plot and established the principle of private garden to the side of the dwelling.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

"No objection"

One letter of support from the Hurstwood Residents Association:

"I wish to comment on behalf of the Association on the application to build two new bungalows on the area of land where 84 Flansham Lane currently stands.

Firstly, I am chairman of the Hurstwood Resident's Association which for your information is only responsible for the preservation and maintenance of the Estate roads, common parts and amenities of the estate, for the benefit of all members. The Resident's Association maintains the verges and conifer hedge in Summerhill Drive adjacent to the new property and also Summerhill Drive over which access to the properties will be achieved. Summerhill Drive is not public highway and is privately owned.

The Residents Association is interested in the grass verge and conifer hedge in Summerhill Drive adjacent to the property and over which two vehicular access drives will be constructed to serve two on site parking spaces for each property. For the record this area of land does not form any part of 84 Flansham Lane and has been maintained by the Resident's Association for many years.

Firstly no detail has been shown on the plans of the two mature trees and the conifer hedge that are growing in the verge in Summerhill Drive. This is necessary to assess how the grass verge, trees and conifer hedge will be treated and also for that matter the type of boundary to be provided between the bungalows and the grass verge. This is very important as the Residents Association is keen to work with the developer on improving the visual aspect of the access into the estate as, I assume, these two properties will be included with an address in Summerhill Drive.

On the previous application for the site the Residents Association were keen to protect the conifer hedge and a condition was placed on that application to preserve the hedge. Given that two bungalows are now proposed on the development site the Residents Association are happy for the conifer hedge to be removed and the frontage of the bungalows to be visible from Summerhill Drive which will incorporate the properties better into the street scene. In these circumstances it is important that the boundary provided is a dwarf wall similar to that provided for other adjacent properties and elsewhere on the Estate. It is also important that the verge is suitably landscaped with trees/shrubs to aesthetically enhance the development."

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. The two trees have been assessed by the Councils Tree Officer and are now subject to a TPO. There is no objection to the development in respect of these. There are no plans with respect to the hedge but the comments about its removal and replacement with a low wall are noted and will be passed on to the applicant. A condition will be imposed to require approval of new boundary treatments.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

WSCC Strategic Planning

Southern Water Planning

Arboriculturist

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - No objection subject to an informative re connections to the public sewerage system and a condition to ensure any sewers that cross the property are protected.

WSCC HIGHWAYS - State that car parking is in line with WSCC guidance and that no highway safety or capacity concerns on to the nearby public highway are envisioned as a result of the proposals.

Recommend conditions concerning cycle storage, car parking, access closure and creation of the new accesses.

ADC TREE OFFICER - Following lengthy negotiation and submission of tree protection details, now raises no objection with regard to the two Norway Maple trees and recommends two planning conditions.

ADC DRAINAGE ENGINEERS - No objection subject to a drainage condition.

COMMENTS ON CONSULTATION RESPONSES:

It is noted that the final Tree Officer comments mention a typo within the Arboricultural Method Statement Report relating to the use of machinery but this has now been rectified.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Class A Road; and
Tree Preservation Order.

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
GEN28	Trees and Woodlands

[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 SP1	Design
ECC SP2	Energy and climate change mitigation
ENV DM4	Protection of Trees
H DM1	Housing Mix
SD SP1	Sustainable Development
SD SP2	Built -Up Area Boundary
T SP1	Transport and Development
W DM3	Sustainable Urban Drainage Systems

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

Felpham Neighbourhood Plan 2014 POLICY ESD5 Surface water management

Felpham Neighbourhood Plan 2014 POLICY ESD8 Building design

Felpham Neighbourhood Plan 2014 POLICY ESD9 Tree protection

Felpham Neighbourhood Plan 2014 POLICY ESD10 Design details

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 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).

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 is located within the built up area boundary where the principle of new development is considered to be acceptable subject to other policies in the development plan. The National Planning Policy Framework (NPPF) supports the effective and efficient use of land for sites in the built up area and 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. It is also noted that paragraph 49 of the NPPF states that: "Housing applications should be considered in the context of the presumption in favour of sustainable development".

The Felpham Neighbourhood Plan does not contain any housing allocations nor residential windfall type policies and instead seeks only to control the design of new housing.

DESIGN AND CHARACTER OF THE AREA:

Local Plan Policy GEN7 (ii) requires that new developments respond positively to the identified characteristics of a particular site to create developments which respect local characteristics.

In terms of general design & character issues, paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and paragraph 58 states that development should establish a strong sense of place and be visually attractive as a result of good architecture. Paragraph 64 also confirms that planning permission should be refused for poor design that fails to improve the character or quality of an area.

Felpham Neighbourhood Plan policy ESD1 states that: "New development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location."

It is also necessary to consider policy ESD8 which includes the following: "The design of new buildings must reflect the design principles of their time so that the richness of varied character would continue and would be extended into the future."

In addition, policy ESD10 states that: "The following items must be considered early in the design process and integrated into the overall scheme:

- bin stores and recycling facilities
- cycle stores
- meter boxes
- lighting
- flues and ventilation ducts
- gutters and pipes
- satellite dishes and telephone lines"

The principle of a dwelling in the rear garden of no. 84 Flansham Lane with garden to the side has already been established by the previous permission re FP/8/16/OUT. That permission was in turn granted on the basis of an appeal decision for a site in Hampshire for which the Inspector addressed the lack of a rear garden by stating:

"The lack of space behind the house would not in my view be particularly noticeable when the dwelling is seen from The Hillway, and the garden to one side of the dwelling and the parking space to the other would together avoid it having a cramped appearance on the road frontage."

It was considered that the application site shared similarities with the Hampshire appeal site and that a refusal on character would be difficult to defend at appeal. It is not considered that anything has changed since the FP/8/16/OUT decision such that a different determination should be given.

The replacement dwelling will have a similar arrangement and will now front onto Summerhill Drive as opposed to Flansham Lane. This is considered to be visually acceptable as although the current dwelling fronts onto Flansham Lane, its existing entrance door is on its (northern) side and although there is a driveway on the front, there is an existing second access from Summerhill Drive.

Furthermore, given that the two dwellings will have matching designs, it is considered to be better in visual terms for them to be seen as a part of the Summerhill Drive frontage. The new flank elevation onto Flansham Lane will not be blank (having a large window) and will be 6m from the road. New hedging is proposed along the Flansham Lane frontage which will visually enhance this corner site.

It is noted that the two dwellings are set slightly further forward than the building line of 11-17 Summerhill Drive but this is acceptable on the basis that this building line is also influenced by the position of the flank wall of 84 Flansham Lane and that the dwellings are single storey in height (which itself is acceptable having regard to the single storey nature of the existing dwelling and also dwellings on Summerhill Drive).

Proposed materials include facing brickwork, horizontal weatherboarding, render, slate effect roofing tiles and a GRP roofing system to the flat roofed elements. The existing dwelling is a mix of brick and white render. Surrounding houses have a mix of materials including rough render, bricks, clay tiles, concrete tiles and plastic horizontal fascia boarding. On this basis, it is considered that the proposed materials would be acceptable within the streetscene.

It is proposed to site the cycle store for the replacement dwelling on its western side in the zone between the road and the building. However, this would be hidden from the neighbouring behind an existing hedge and would also be hidden from Flansham, Lane views by the proposed hedge. As such this would not have a harmful impact on the appearance of the streetscene.

It is considered that the proposal is in accordance with Local Plan policy GEN7 (ii) and with policies ESD1 and 8 of the Neighbourhood Plan. The proposal does not fully comply with policy ESD10 in that although the position of cycle/bin stores and chimneys are shown, the other details are not. However, the missing details are not considered to be necessary at the planning stage and would instead be

included at the Building Regulations stage. It is not considered that non-compliance with this policy should result in a refusal.

RESIDENTIAL AMENITY:

Arun District Local Plan Policy GEN7 (iv) indicates that development will be permitted if it takes into account impact on adjoining occupiers, land, use or property. Furthermore, one of the 'core planning principles' of the National Planning Policy Framework (NPPF) is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

It is not considered that any residential amenity issues would arise from the rearmost dwelling due to it being a bungalow with no rooms above ground floor. Furthermore, boundary treatments are such that none of the windows will overlook adjacent properties and the low rise nature of the dwelling will not adversely affect light to nearby properties. Although the side garden will be an unusual arrangement and will be end on to the flank wall of 11 Summerhill Drive, this is considered to be acceptable given that 11 has a windowless garage wall on the affected elevation.

Similarly, there are not considered to be any privacy issues with the replacement dwelling. This dwelling will be situated closer to the boundary shared with no. 86 Flansham Lane than before. However, the removal of the existing garage will benefit the amenity of 86 and as the ground floor rear window is to a garage/store, it is not considered that the position of the new dwelling will harm the amenity of any rear windows.

It is therefore considered that the proposal is in accordance with Local Plan policy GEN7 (iv) and the guidance on residential amenity within the National Planning Policy Framework.

INTERNAL & EXTERNAL SPACE STANDARDS:

It is necessary to assess the proposal against the internal space standards as set out in the Governments new Technical Housing Standards (Nationally Described Space Standard). The requirement for a single storey, three bedroom, five person dwelling is 86m² but the internal floor space proposed for both dwellings is 87.2m² and therefore exceeds the requirement.

Policy D DM3 of the modified emerging Arun District Local Plan sets out the Council's external space standards and despite not being an adopted policy is currently being used for development management purposes and has been subject to testing at appeal.

There are two requirements to the policy. Firstly, a minimum rear garden depth of 10m. The rear garden depth serves to (a) ensure that rear gardens are usable spaces and (b) to provide for a 20m back to back distance between dwellings. This depth standard may be relaxed if both of the following situations are in existence: (a) there is no back to back arrangement (and no realistic possibility of a future back to back arrangement); and (b) where the garden is sufficiently wide so as to exceed the area requirement.

The second requirement concerns the area of the private rear garden and in this case should be at least 85m². In both cases, the garden is to the side not the rear but will be at least 10m wide and with an area of 97.5m² in the case of the replacement and 120m², for the rearmost dwelling. Both gardens will also be private being protected by boundary treatments of at least 1.8m height. The application is therefore considered to be in accordance with the policy.

IMPACT ON TREES:

Arun Local Plan policy GEN28 states that:

"Development will not be permitted if it would damage or destroy one or more trees protected by a tree preservation order, identified as ancient woodland or in a conservation area unless:

- (a) the removal of one or more trees would be in the interests of good arboricultural practice; or
- (b) the benefits of the proposed development outweigh the amenity value of the protected trees.

Felpham Neighbourhood Plan policy ESD9 states that: "Development that damages or results in the loss of ancient trees or trees of arboricultural and amenity value will not be permitted. Development proposals must be designed to retain ancient trees or trees of good arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained."

The application has been assessed by the Councils Tree Officer who recommended that the Tree Preservation Order be served on the two Maple trees within the verge on Summerhill Drive. An acceptable Tree Protection scheme has also been drawn up and therefore the Tree Officer has confirmed that there is no objection to the new development. On this basis, it is considered that the proposed development complies with policy GEN28 of the Local Plan and Felpham Neighbourhood Plan policy ESD9.

PARKING PROVISION & ACCESS:

Arun Local Plan policy GEN12 refers to the need to provide sufficient off-street parking. The standards within the appendices to the Local Plan which it refers to have been superseded by the West Sussex (Residential) Parking Demand Calculator. This indicates that that the proposed development would generate a demand of 5 spaces (two each + 1 visitor space).

The proposal includes two spaces per dwelling. There is no additional visitor parking but it is considered that it would be possible for the occasional visitor to park on local roads without adversely affecting the amenity or safety of the local highway. WSCC Highways have stated that car parking is in line with WSCC guidance and that there are no highway safety or capacity concerns with the proposal.

Policy GEN7 (vii) requires that new development allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians. Regard should also be had to paragraph 32 of the National Planning Policy Framework (NPPF) which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". As noted above, WSCC Highways raise no objection to the proposal.

On this basis, it is considered that the proposal complies with policies GEN7 and GEN12 of the adopted Local Plan and the guidance on transport within the NPPF.

DRAINAGE:

Felpham Neighbourhood Plan Policy ESD5 requires that development proposals provide a surface water management plan. This is not high risk area but it is necessary to consult the Councils Drainage Engineers on all schemes of two or more dwellings. Their response is no objection subject to provision of a surface water drainage scheme to be secured by planning condition. This is considered to be an appropriate solution and therefore, the proposal is considered to comply with the policy.

ENERGY EFFICIENCY:

Felpham Neighbourhood Plan Policy ESD11 states that:

"The Plan will support development which contributes to both mitigating and adapting to climate change and to meeting the national targets to reduce carbon emissions through incorporating measures which are strongly linked to the measures set out in the Code for Sustainable Homes (CfSH), with regard given to achieving Level 4 CfSH. All new housing development, with the exception of the conversion of historic buildings should have a minimum energy efficiency standard equivalent to Level 3 of the CfSH."

The proposed house will be built to modern Building Control standards and will therefore achieve a high level of thermal efficiency. This is an appropriate solution and the proposal is therefore considered to comply with the policy.

SUMMARY:

It is considered that this proposed infill development would provide one new dwelling without overdeveloping the site, compromising the character of the area, adversely affecting the amenities of neighbouring properties or harming the safety of local roads. It is considered that the proposal complies with all relevant development plan policies.

The proposal will bring about localised economic and social benefits arising from the provision of two new family sized dwellings and the process of constructing them. The site is considered to lie in a sustainable urban location within walking distance of nearby shops, facilities/services and public transport links.

In the absence of any unacceptable harm, and given that the proposal represents sustainable development and in accordance with paragraphs 14 & 49 of the National Planning Policy Framework, it is recommended that permission be 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.

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:

Drawing 232/01 "Location Plan and Site Plan";
 Drawing 232/04 "Proposed Site Plan";
 Drawing 232/02 "Proposed New Bungalows" (Floor/Roof Plans); and
 Drawing 232/03 "Proposed New Bungalows" (Elevations).

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 All demolition & construction works are to be carried out in strict accordance with the submitted Arboricultural Method Statement Report Ref: AIA&MS Version 2 Nov 17 and the Tree Protection Plan ref: DJM TP/243/FL November 2017.

Reason: To comply with BS5837 and the National Planning Policy Framework to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area.

- 4 Prior to any demolition or construction works or changes in site levels taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council:-

A pre-commencement site meeting is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan - DJM TP/243/FL November 2017.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun DC Tree Officer.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with BS5837 and the National Planning Policy Framework to ensure that

retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure that trees are protected prior to works taking place.

- 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 unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings 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.

- 7 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. 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.

- 8 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.

- 9 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 and in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.
- 10 No part of the development shall be first occupied until such time as the existing vehicular access onto Flansham Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
- Reason: In the interests of road safety and in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.
- 11 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 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 and the National Planning Policy Framework.
- 12 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 submitted to and approved by the Local Planning Authority.
- Reason: To ensure that adequate and satisfactory provision is made for the parking of bicycles in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.
- 13 Should any sewer be found during construction works then all development activities shall cease and not recommence until full details of the proposed measures to be undertaken to protect the existing public sewer have been submitted and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.
- Reason: To ensure that the proposed development does not result in any damage to any existing foul sewers in accordance with policy GEN9 of the Arun District Council Local Plan.
- 14 The bathroom and en-suite windows on the north elevation of both new dwellinghouses shall at all times be glazed with obscured glass.
- Reason: To protect the amenities and privacy of the adjoining properties in accordance with policy GEN7 of the Arun District Local Plan.
- 15 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 16 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.

- 17 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.
- 18 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.
- 19 INFORMATIVE: The applicant is advised to contact the proprietor of Summerhill Drive to obtain formal approval to carry out the site access works on the private lane.
- 20 INFORMATIVE: In respect of condition 07, please note that the Hurstwood Residents Association have stated that they would be happy for the conifer hedge to be removed and the frontage of the bungalows to be visible from Summerhill Drive. The boundary to Summerhill Drive should therefore be a dwarf wall similar to that provided for other adjacent properties and elsewhere on the Estate.