

Recommendation Report for Planning Permission

REF NO: FP/203/17/PL

LOCATION: 7 Middleton Road
Felpham
PO22 6BL

PROPOSAL: Demolition of outbuildings & erection of 1 No. dwelling to rear (resubmission following FP/137/17/PL).

SITE AND SURROUNDINGS	
DESCRIPTION OF APPLICATION	It is proposed to demolish the existing large triple garage/storage building located at the rear of the site and in its place, erect a new two storey detached dwelling. The new dwelling will have a low 20 degree roof pitch resulting in a ridge height of only 6.8m compared to an eaves of 4.7m. The dwelling will be 9.8m wide and 11.4m deep. A single pitched roof (2.7m high) garage is also proposed on the western side but behind the new dwelling. It is proposed to use the existing driveway alongside no. 7 to access the new dwelling. No. 7's existing rear garden will be shortened.
SITE AREA	0.1 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	10 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	One Birch tree within the application site close to the eastern boundary. One immature Horse Chestnut tree on the neighbouring land to the east but straddling the boundary.
BOUNDARY TREATMENT	The site has a part brick, part rendered wall fronting the road with other boundaries formed by 1.7-1.8m high close boarded timber fencing. No. 7's private garden has a 1-1.5m high brick wall surrounding it separating it from the areas of hardstanding. Planted trees and hedges along the eastern boundary.
SITE CHARACTERISTICS	Detached single storey dwelling with additional accommodation in the roof space (rear dormers). Rear conservatory and ground floor link to additional accommodation within a single storey pitched roof brick built building on western side of garden. Paint rendered elevations with a double painted window at first floor and two triple paned windows at ground floor of west elevation. Garden to rear separated by a wall from the areas of hardstanding elsewhere on the site. Existing large single storey, flat roofed white painted garage/storage building to the very rear of the site. Driveway runs along west boundary of the house leading to

CHARACTER OF LOCALITY

hardstanding for parking and turning.

Predominantly residential but within close proximity to a restaurant, public house and Tesco Local.

No. 7 itself has two rear dormer bedroom windows opening onto a rear balcony. No. 9 is not visible from the site due to existing planting along the boundary. No. 5 is two storeys with rear facing first floor bedroom windows. Nos. 4 & 6 Flansham Lane back onto the site of the dwelling. Both are two storeys with first floor bedroom windows. No. 6 has a two storey side/rear extension including a bedroom at first floor looking directly over the proposed garden. Beyond the proposed rear garden lies the rear garden of 8 Flansham Lane.

RELEVANT SITE HISTORY

FP/137/17/PL	Demolition of outbuildings & erection of a pair of semi detached 2-bed chalet bungalows to rear.	Withdrawn 31-07-17
FP/58/14/HH	Two storey rear extension and detached garage	Refused 03-06-14
FP/136/09/	Outline planning application for detached dwelling and garage	Refused 21-10-09

Outline planning permission for a single dwelling on the site was refused in October 2009 for the following two reasons:

(1) The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policy GEN7 of the Arun District Local Plan; and

(2) The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and appearance of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.

Planning Application FP/137/17/PL for two dwellings was withdrawn following concerns raised in respect of:

- (1) Contrary to internal space standards;
- (2) Contrary to external space standards;

- (3) No Tree survey submitted; and
 (4) Overlooking of proposed private gardens by no. 6 Flansham Lane.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

"Objection - FPC have concerns about implications as it may set a precedence for other properties."

One letter of 'no objection' but also stating that:

"Although we have no objection in principle to the proposed development, we are concerned that our existing privacy will be compromised by the bedroom windows at the north of the proposed building. Although they don't face our garden, the residents will be able to see into our garden which is currently not overlooked at all. One of the reasons we bought this property 2 years ago was that we were not overlooked at all and that we had views of trees around us beyond the garages. We didn't anticipate a 4 bedroom house being built alongside our garden. We understand that developments happen and we don't wish to cause any upset, but we are concerned and are seeking some reassurances."

COMMENTS ON REPRESENTATIONS RECEIVED:

Although precedent is capable of being a material planning consideration, in practice, all applications are determined having regard to their own merits. Furthermore, this is considered to be a fairly unique site in respect of its size, shape and the presence of existing built development.

The reports' conclusions will analyse the planning history (which is a material planning consideration) and state whether or not the previous refusal materially affects this proposal.

Overlooking issues are considered within the Conclusions section. However, oblique views of neighbouring properties are generally considered acceptable and in this case, these views would be partially screened by the proposed garage.

CONSULTATIONS

Arboriculturist

Engineering Services Manager

Engineers (Drainage)

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

ADC TREE OFFICER: Following amendments to the submitted tree protection plan and arboricultural impact assessment report, is now satisfied with the scheme and recommends approval subject to a condition requiring that the scheme be implemented in accordance with the submitted report and tree protection plan.

ADC DRAINAGE ENGINEERS: No objection. Recommend a surface water drainage condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted and conditions applied.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area boundary; and
Class B Road.

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

[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
H DM1	Housing Mix
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

Felpham Neighbourhood Plan 2014 POLICY
ESD11 Increasing the energy efficiency of our buildings

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).

The relevant policies of the Felpham Neighbourhood Development Plan have been considered in the determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

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 and 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 within the built up area boundary where development is acceptable in principle subject to other policies within the development plan relating to such matters as visual amenity, residential amenity, space standards, parking/highway safety, tree protection, drainage and energy efficiency.

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.

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

PLANNING HISTORY:

It is recognised that a previous application for one dwelling on this site (FP/136/09) was refused and that this decision was made in the context of the same Arun Local Plan. Also that the first refusal reason was a refusal in respect of the principle of development on the site. However, a significant amount of time has passed since that decision and the indicative plans supplied with the previous application showed a dwelling sited centrally within the plot with significantly less private garden than now proposed. It is therefore considered appropriate to consider this site afresh.

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. Central Government Advice further indicates that more intensive development is not always appropriate and that design which is inappropriate in its context should not be accepted. Furthermore, new development should be well integrated with and complement the local area in terms of, for example, layout.

Felpham Neighbourhood Development 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 proposal seeks permission for one dwelling to the rear of the existing dwelling and as such would be termed backland development. It is considered that it is this which the Parish Council consider would set a precedent for other sites in the area. However, backland development is not in principle inappropriate unless there is also harm to the character of the area. An appeal decision concerning three dwellings in the rear garden of a property in Barnham (59 Elm Grove - APP/C3810/W/15/3133730) made it clear that back land development is not inappropriate in principle and therefore went on to consider whether there would be harm in respect of overdevelopment and overlooking.

The proposed dwelling will be located on a part of the site currently laid out as hardstanding and where there is an existing single storey garage/storage building of approximately 126m² in footprint. The proposed dwelling and separate garage meanwhile have a combined footprint of approximately 135m² which is not significantly greater. The new dwelling will be sited further to the south than the existing building in order to achieve an 11.6m deep rear garden whilst also ensuring a 20+m gap to the rear of no. 7. The proposed dwelling will not fill the entire width of the plot being set in from the western boundary by 3.3m and from the eastern boundary by 1.9m.

The dwelling will be significantly higher than the existing garage/storage building but with a low pitched roof, is not considered to be excessive in height. It will be glimpsed in views from Flansham Lane between the existing houses but at distance of at least 34m, is not considered to be so noticeable as to result in harm to the streetscene or the character of the area. Likewise, the dwelling may be glimpsed from the access drive onto Middleton Road but the distance from here would be around 45m.

The access is via an existing driveway already in use by the occupiers of no. 7 and as such its additional use by the new dwelling would not result in the creation of a new access which might then indicate the presence of an additional dwelling. Furthermore, the slight intensification of the access is not considered to result in such a degree of change so as to make it obvious to outsiders that a separate dwelling exists on the site.

It is acknowledged that a new driveway will be created on the western side of the dwelling leading to a new single storey garage. However, the site is already hardstanding with garaging and therefore this does not represent a material change in the use of the site.

Proposed materials include painted render, brick plinths and a slate roof. These are considered to be appropriate to the character of the area.

It is therefore considered that the proposed dwelling would not be particularly noticeable to surrounding viewpoints and would not overdevelop the area of the site. It would not therefore result in harm to the character of the surrounding area. It would therefore accord with Local Plan policy GEN7 (ii) and with policies ESD1 and ESD8 of the Neighbourhood Plan.

The proposal does not fully comply with policy ESD10 in that although an area is shown for the storage of bins, no cycle storage is shown and nor are the other required features. However, the missing details are not considered to be necessary at the planning stage and would instead be included at the Building Regulations stage. A condition requiring a secure cycle store will be included within the recommendation. 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. None of the Felpham Neighbourhood Development Plan policies specifically refer to residential amenity issues. One of the 'core planning principles' of the NPPF is to secure high quality design and a good standard of amenity (paragraph 17). Both the adopted Local Plan Policy GEN7 and the emerging Local Plan policy require regard to be had to the amenity & living conditions of neighbouring properties.

The proposed dwelling would be side on to the rear elevations of two houses fronting Flansham Lane. It will be approximately 12.4m from the original rear elevation of no. 6 and 14.4m from the rear of no. 4. The drawings show that there will be two windows on this elevation but that these will be obscure glazed and permanently fixed shut. Therefore, these windows will serve only to provide light to the proposed dwelling and as such there will be no overlooking of the existing rear windows of 4 or 6.

It is also considered that given the low pitched nature of the proposed dwelling, the existing tree screening along the eastern boundary and the 12.4-14.4m interface distances that there is unlikely to be any harmful loss of light to the existing dwellings when the sun is to the east during the morning.

The occupier of no. 6 Flansham Lane is concerned that the proposed rear bedroom windows will allow overlooking of their rear garden. It is acknowledged that such views would be possible but only by residents leaning out of a window to look into this garden. Such oblique views of neighbouring properties are generally considered to be acceptable. Furthermore, the oblique views would be over the proposed garage and this would partially protect the privacy of no. 6's garden.

The proposed dwelling will look out to the north towards the rear garden of 8 Flansham Lane. However, the submitted plans indicate that there is a 3.5m high hedge on the neighbours side of this boundary and this is considered to adequately protect their privacy. It is considered that the proposed dwelling is far enough away other surrounding dwellings so as not to compromise their privacy or light.

Concern was raised with the previous scheme for two dwellings on the basis that the occupiers of 6 Flansham Lane could see straight into the proposed rear gardens. This has now been mitigated through the siting of the garage on this boundary thus enabling a part of the garden to be completely private.

As noted above, this part of the site is already part garage and part hardstanding. Therefore, the siting of a garage and driveway on the western side of the proposed dwelling alongside the boundaries with 4 & 6 Flansham Lane is similar to the existing situation and therefore vehicle movements adjacent to this boundary will not lead to new noise/disturbance impacts.

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 two storey, four bedroom, 8 person dwelling is 124m² but the internal floor space proposed is 203m² and therefore well exceeds this requirement.

Policy D DM3 of the Arun Local Plan 2011 - 2031 (Publication Version) (October 2014) 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 100m². The proposed garden is to the rear and is 11.6m deep with an overall rear area of 130m². The existing rear garden to no. 7 will be reduced as a result of this development but would still be appropriate in size with a depth of 19.4m and an area of 182m². The proposal therefore complies with the external space standards.

PARKING PROVISION & ACCESS:

There are no adopted development plan policies which cover highway safety. Instead regard should be had to paragraph 32 of the National Planning Policy Framework which states that: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". It is proposed to use an existing access which joins with a fairly low speed road. It is not considered that the greater use of this access would have a severe impact on highway safety or convenience.

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 3 spaces.

The proposal includes a separate garage with space for 2-3 cars parked in tandem to the front of the garage. There would be additional turning space to the front of the dwelling. This therefore meets the anticipated demand. A planning condition will be imposed to ensure that secure covered cycle storage is also provided.

On this basis, it is considered that the proposal complies with the Local Plan.

TREE PROTECTION:

Felpham Neighbourhood Development 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 proposes to fell one existing Birch tree. This has been accepted by the Council's Tree Officer and following the provision of a tree protection plan detailing measures to protect the Horse Chestnut on the other side of the eastern boundary, no objections have been raised. The support of the Council's expert on trees and tree protection is therefore considered to satisfy the requirements of policy ESD9.

DRAINAGE:

Felpham Neighbourhood Development Plan policy ESD5 requires that development proposals provide a surface water management plan. In this case, Arun DC Drainage Engineers concur and have requested that a condition be imposed to require a surface water drainage scheme to be submitted post-decision. This is an acceptable approach and therefore satisfies the requirements of policy ESD5.

ENERGY EFFICIENCY:

Felpham Neighbourhood Development 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.

IMPACT ON PAGHAM HARBOUR

The site is greater than 5km from the edge of the Pagham Harbour Special Protection Area and therefore falls outside of the Zone B area. There is thus, no requirement for a contribution towards the provision of accessible natural open green spaces to serve the Pagham area.

SUMMARY:

It is acknowledged that a previous application for one dwelling on this site (FP/136/09) was refused for the following two reasons and that this decision was made in the context of the same Arun Local Plan:

(1) The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policy GEN7 of the Arun District Local Plan; and

(2) The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and appearance of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.

It is considered that these reasons no longer apply as in terms of (1), having regard to previous appeal decisions, the principle of backland development is not considered to be in principle unacceptable and it has been shown that the proposal will not adversely affect the amenity of neighbouring properties.

In respect of reason (2), the scheme now proposes a two storey dwelling as opposed to the previous bungalow which better assimilates with the two storey dwellings to the west. Furthermore, the scheme is compliant with the Councils emerging internal and external space standard policies. It is also not considered that the plot size and depth of garden is out of character with surrounding plots particularly having regard to those to the west.

Although the previous decision was made in the context of the same Development Plan framework (the Arun District Local Plan 2003), this framework has now been supplemented by the more recent Neighbourhood Development Plan and the National Planning Policy Framework (NPPF). In addition, regard should be had to the emerging Arun Local Plan (Arun Local Plan 2011-2031 Publication Version showing Modifications) which now has weight to be applied in the decision making process.

It is considered that the scheme accords with Neighbourhood Plan policies ESD1 and ESD8, with paragraph 17 of the NPPF in respect of having a high quality design and ensuring a good standard of amenity for all existing and future occupants of land and buildings. Furthermore, it has been shown that the scheme complies with the Councils internal and external space standards within the emerging Local Plan.

It is therefore 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 Middleton Road. It is also 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 a new family sized dwelling and the process of constructing it. 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 1 "Location Plan";
 Drawing 2 "Block Plan";
 Drawing 3C "Proposed Site Plan";
 Drawing 05C "Proposed Elevations and Floor Plans";
 Drawing 6C "Site Section"; and
 Drawing 7D "Tree Protection Plan".

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 Impact Assessment Report by Stephen Jupp dated 29/09/17 and the submitted Tree Protection Plan ref: Drawing 7D-1:200 @ A3.

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 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.

- 5 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 roof of the proposed

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

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.

- 6 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 and in accordance with the National Planning Policy Framework.

- 7 Details for the secure storage of at least 2 bicycles within the application site curtilage shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the new dwelling. The secure cycle storage so approved shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with 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.

- 8 The proposed first floor landing and en-suite bathroom windows on the western elevation of the building shall at all times be glazed with obscured glass and fixed to be permanently shut as per the submitted drawing 05C.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policy GEN7 of the Arun District Local Plan.

- 9 The proposed first floor bathroom and en-suite bathroom windows on the eastern and southern elevations shall all be permanently 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.

- 10 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 building 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.

- 11 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.

- 12 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.

- 13 A formal application for connection to the public sewerage system may be 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.