

Recommendation Report for Planning Permission

REF NO: FP/209/20/PL

LOCATION: The Old Barn
42 Felpham Road
Felpham
PO22 7DF

PROPOSAL: Change of use of the ground floor public house (Sui Generis Use) to create 2 No. 2 bed dwellings (C3 Use Class), subdivision of the first floor 1 No. 5 bed flat to create 1 No. 2 bed flat & 1 no. 1 bed flat. This site is in CIL Zone 4 (Zero Rated) as flats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

It is proposed to change the use of the ground floor public house to residential use by creating two 2 bed units and subdivision of the existing first floor 5 bed flat resulting in one 2 bed flat and one 1 bed flat. The proposal involves internal and external changes along with a character of the curtilage of the existing public house.

- The insertion of a central internal wall at first floor and ground floor to create two self-contained flats at each level.
- Retention of the existing north eastern wall, creation of a new wall to create a courtyard arrangement followed by an insertion of additional windows on the northern elevation.
- The insertion of a number of internal dividing walls to create individual bedrooms and bathrooms to each ground floor flat.
- Changes to a number of openings on ground floor level to create double French doors.
- A new entrance door to provide access to flat 1.
- Amendments to the current bathroom arrangement for flat 4.
- The removal of internal stairs with shared access via the existing external staircase only.

An existing yard would be subdivided resulting in 2 private and one communal garden.

- New 1m high open picket fence on the remainder of southern and western boundary is proposed.
- Provision of secure communal cycle store; 1 per flat.

The access to the site will not be changing; 3 parking spaces are to be retained on the main parcel whilst 5 additional spaces will be located on the opposite site of Barn Feld.

SITE AREA

614 square metres

RESIDENTIAL DEVELOPMENT 65 dwellings/hectares

DENSITY (NET)	
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Site boundary treatments comprise a flint wall to the west, with all other boundaries being delineated by wooden picket fencing up to 1m in height.
SITE CHARACTERISTICS	The site of comprises a two storey property with a small single storey, flat roof extension to the east. The main building is constructed of flint with brick detailing and a thatched roof with brick chimneys. There are a significant number of openings at each level. A metal stairway is located on the southern elevation, providing private access to the first floor flat. Outdoor seating to the west and to the south along with 3 car parking spaces. The second parcel of land is located opposite, on the southern side of Barn Feld and is currently used to provide 5 car parking spaces for customers.
CHARACTER OF LOCALITY	The area benefits from wider access to Chichester and Littlehampton via a number of public transport methods. The area is suburban in nature with most properties in the locality comprising 2 storey dwellings set close to Felpham Road. To the north and south of the site are 2 no. locally listed buildings which the enquiry site comprises its setting. Barn Feld runs along the southern boundary of this corner plot and is a cul-de-sac used predominantly for access only to residential properties of Barn Feld.

RELEVANT SITE HISTORY

PAA/33/20/	Change of use from A4 Public House to Residential. This would involve some minor interior moderations- converting the existing toilet block into a bathroom and putting up partition walls to create two bedrooms.	Refuse Pre App 11-05-20
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There is no relevant planning history.

REPRESENTATIONS

No objection.

15 letters of objection:

- We now know the new owners of The Fox initially wanted to buy The Old Barn but were twice refused.
- The Old Barn is a historic Village pub and its loss will not only be a loss of amenity but change the character of our village.
- We are the third most populated area in West Sussex and it can easily support all current pubs.
- The Old Barn had an excellent reputation for serving a great range of Local Cask Ales.

- The Barn backs directly onto our house and it is an invasion of our privacy.
- To turn this old public house into flats would be detrimental and wrong for the village.
- The Old Barn is a integral part of Felpham Village and is important for our local community; two of four other pubs are closed.
- We need community spaces and gathering places. Once it is gone we will never ever get it back.
- Please no more apartments, flats or rental units; our infrastructure cannot cope with more.
- This would be devastating for our lovely village to lose such a characterful historic building, flats will not enhance our community at all, the flats are simply a vehicle for someone's profit!

COMMENTS ON REPRESENTATIONS RECEIVED:

There are policies in the Arun Local Plan and the Felpahm Neighbourhood Development Plan for a protection of community facilities unless the evidence that would fulfil the three criteria contained within Policy OSR DM1 is provided and the site to have been marketed at a reasonable price for employment or service trade uses for six months at least and that no sale or let has been achieved.

The applicant in thei Design and Access Statement confirms that The Old Barn Pub was nominated as an Asset of Community Value on the 5th February 2014. The latest list (September 2020) determines that the 5 year period has now lapsed and the property has been removed from the register.

Other issues are addressed below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADV ENVIRONMENTAL HEALTH: No objection subject to suggested conditions.

PRIVATE SECTOR HOUSING: No objection. Full comments are online. Housing standards, including room sizes and facilities must be complied with.

WSCC HIGHWAYS: Does not consider proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 109), and there are no transport grounds to resist the proposal.

ECONOMIC DEVELOPMENT: Whilst keen to see the retention of commercial premises we accept that will not be possible, particularly in the current climate. On that basis we have no objection.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Relevant and necessary conditions will be added.

POLICY CONTEXT

Designation applicable to site:

Flood Zone 2;
Built Up Area Boundary;
2km Buffer for Site of Special Scientific Interest Bognor Reef;
2km Buffer for Site of Special Scientific Interest Felpham.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
OSRDM1	Protection of open space,outdoor sport,comm& rec facilities
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

Felpham Neighbourhood Plan 2014 POLICY BT2 Retain existing employment land in employment use

Felpham Neighbourhood Plan 2014 POLICY GA1 Pedestrian and cycle connections

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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

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

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 conflict with relevant Development Plan policy ENV DM1 in that no habitat report has been provided relating to the nearby SSSI's.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to be weighed in the balance with the Development Plan namely the creation of 3 additional flats is modest in scale and only likely to result in minor, if any additional recreational impact on the protected areas.

CONCLUSIONS

KEY ISSUES

The key issues are principle, loss of community facility, design and visual amenity, residential amenity, highways/traffic.

PRINCIPLE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise. The Development Plan for the Arun District currently comprises the Arun Local Plan 2011-2031 ("ALP"), the Felpham Neighbourhood Development Plan ("FNDP") and the West Sussex Waste and Minerals Plans.

However, section 38 (5) of the Planning and Compulsory Purchase Act 2004 states: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Any conflict between the current FNDP and the ALP, should therefore be resolved in favour of the latter.

Development policies that relate to the supply of housing in the Local Plan have reduced weight as Arun cannot demonstrate an adequate supply of housing land (currently only 3.3 years).

The NPPF is an important material consideration in determining planning applications. The Council cannot demonstrate a 5-year Housing Land Supply (HLS) and para 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

This means that planning permission should be granted unless (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

In December 2020, the Council republished its Authority Monitoring Report (AMR) for 2019/20. This states the HLS has now increased to 3.3 years. The HDT results for 2020 were published on 19 January 2021 and show that Arun achieved 61% thus triggering the application of the presumption in favour of sustainable development (although this is already being applied due to the HLS shortfall).

The Council's Action Plan (June 2019) makes a series of recommendations to boost housing delivery. This includes relying on the 'presumption in favour of sustainable development' until such time as the 5-year housing land supply is re-established and the HLS is progressed through plan making. It

recommends the Council consider inviting applications from landowners/developers on 'deliverable' HELAA sites to re-establish the 5 year housing land supply.

The site is in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 provided it accords with other policies of the Local Plan covering such issues as change of use, visual/residential amenity, highway safety and parking.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."

The NPPF supports the effective and efficient use of land for sites in the built up area but also advises that new development should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

The proposal is acceptable in principle given its location in a sustainable location within 1.5 miles from Bognor Regis railway station. The station provides regular services on the east-west line and also north to London. Bus stops are located within walking distance on North End Road. Services provide access to the train station on route to other destinations such as Walberton, Barnham, Chichester, Littlehampton and Bognor Regis.

The application proposes the loss of a community facility which provides employment to the local area. Policy OSR DM1 of the Arun Local Plan states that existing community facilities should not be redeveloped for other uses unless:

- a. A robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or
- c. The development is for alternative open space, sports, community, arts or cultural provision, the needs for which clearly outweigh the loss.

The applicant instructed Sydney Phillips to market the property in 2016, Fleurets in 2018 and more recently Guy Simmonds have been marketing the property since April 2019. Following a lack of interest, the price was dropped in August 2019. Information regarding this ongoing marketing process has been set out within the supporting letter from Stephen Taylor, Managing Director at Guy Simmonds (June 2020). As such the applicant confirms that he has marketed the property for over 1 year at a reasonable price with little interest

The Felpham Neighbourhood Development Plan seeks to support Felpham's business and safeguard and develop the range of services available to residents to help meet their daily needs. It builds upon the requirements of Policy OSR DM1 of the Arun Local Plan.

Policy BT2 of the Felpham Neighbourhood Development Plan (FNDP) makes it clear that proposals for the redevelopment or change of use of buildings in employment or service trade use to non-employment uses will not be permitted unless the existing use can be shown to be no longer financially viable. Policy BT2 comprises a saved policy under the Neighbourhood Plan Review.

In circumstances where the current operations are no longer in operation, Policy BT2 (FNDP) requires

the site to have been marketed at a reasonable price for employment or service trade uses for six months at least and that no sale or let has been achieved.

From the above it is clear that a marketing period has been undertaken for a period of more than one year and any subsequent interest have not been defined. Therefore the loss of this community facility which generates employment use is considered to be acceptable. In addition, whilst Economic Development are keen to see the retention of all commercial premises they accept that will not be possible, particularly in the current climate.

DESIGN AND VISUAL AMENITY:

Policy D SP1 of the Arun Local Plan (ALP) requires development makes efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy D DM1 (ALP) sets out a 15 point criteria against which the design of new development should accord with. Criteria 1 requires development to reflect or improve upon the character of the site and surrounding area, in terms of scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping and design features.

Policy ESD1 of the FNDP requires new development which would have an effect on the appearance or character of the surrounding area to be of a high quality of design. Development must contribute to local character by creating a sense of place appropriate to its location. The NDP2 Policy ESD1 requires accordance with the Felpham Village Design Guidance.

Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, reached Post Regulation 12b Public Participation stage. Part N.O1 which deals with Building Conversion observes that the original and/or existing land use of buildings often makes a valuable social or economic contribution to their context and should be retained wherever possible and conversions must protect the original character and appearance of buildings through careful use of considerate materials, preservation of distinctive features, and minimal internal and external alterations and extensions.

Paragraph 127 of the National Planning Policy Framework (NPPF) requires planning decisions to ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Paragraph 130 (NPPF) states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

To the north and south of the proposal site are locally listed buildings. Therefore, development of the site will impact upon the setting of these locally listed heritage assets. The contribution of the building to the setting of adjacent heritage assets presently derives from its visual appearance.

The existing building is a two storey property constructed of flint with brick detailing and thatched roof with brick chimney occupying a prominent corner position with landscaped front garden which offers an outdoor seating together with the southern yard facing to Barn Feld. The existing wooden picket fencing up to 1m in height shows the boundary whilst keeps the open view of the site.

The proposal makes 'a small number of changes', as described in DAS, 'the only changes to the external fabric of the building will include the replacement of some of the ground floor windows with larger French doors'. Fenestration describes the arrangement, quality, quantity or aesthetic characteristics of the totality of windows on a building's elevation with equal parts design and functionality. The fenestration of the building always reflects its use. By replacement of 'pub windows' with French doors the typical features of building which served as a pub on the ground floor would disappear.

The subdivision of the front and side sitting area is proposed resulting in two private and one communal garden. This would change the character of the site.

Boundary treatments comprise 1m high wooden picket fencing, similar to the existing. The replacement of an existing ground floor window with French doors would alter a feature of the building, and wider layout of the site as proposed would be changed.

A primary consideration for the conversion of buildings to new uses should always be to maintain simplicity and retain the building's character and integrity. The accommodation should be adapted to suit the building and not vice versa.

The proposed development would turn a pub on the ground floor of the proposal property and its wider layout into a residential appearance with a change to the character and appearance of the converted building. However the change in character of the building and outdoor space would not have an unacceptable appearance and would be acceptable regarding policies D SP1 and D DM1 of the Arun Local Plan, policy ESD1 of the Felpham Neighbourhood Development Plan, the principle of Arun Design Guide and relevant paragraphs of NPPF.

NEIGHBOURING AMENITY:

Policy QE SP1 (ALP) requires development to contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity. Policy D DM1(3) (ALP) requires development to have a minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Paragraph 127(f) (NPPF) requires planning decisions to create places with a high standard of amenity for existing and future users.

The building is surrounded on its north and east boundaries by residential development. Owing to existing boundary treatments changes to the ground floor are not considered to result in additional impacts in terms of privacy or overlooking. Owing to the placement of bedrooms at first floor level, and positioning of private amenity space, bedroom 4 (existing) at first floor level would have the greatest impact. Due to bedroom 4 comprising an existing residential bedroom, the retention of this accommodation with this relationship, would not result in any additional impacts in terms of privacy and overlooking.

The change of use of the building is likely to result in a more compatible and harmonious relationship with neighbouring properties owing to the suburban character of the area. Existing impacts such as noise from the building would be significantly reduced which would improve the building's relationship with neighbouring residential properties.

Taking the above factors into account, the development would not result in any significant or demonstrable impacts on neighbouring amenity in terms of privacy and overlooking in accordance with Policies QE SP1 and D DM1 of the Arun Local Plan and paragraph 127 of the NPPF.

INTERNAL SPACE STANDARDS

Policy D DM2 states: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is necessary to assess the proposal against internal space standards set out in

the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the building is suitable for residential use. The two ground floor 2 bed units relate to gross internal floor spaces of approximately 79 square metres and 88 square metres which is above the requirement for a 2 bed dwelling (70 square metres for 2 bed/4 persons). The 2 bed unit at the first floor relates to gross internal floor space of approximately 76 square metres and 1 bed unit 58 square metres whilst 50 square metres is required.

As such the proposed development would be in a conformity with the detailed Nationally Described Space Standards the development and would accord with Policy D DM2 of the Arun Local Plan.

EXTERNAL SPACE STANDARDS

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. However, Design Guide was published and the Part H.04 deals with Residential Outdoor Amenity & External Space Standard states: 'Amenity spaces should be of an appropriate size and shape to be usable and enjoyable. Private rear gardens should have a minimum depth of 10.5 metres. However this may not be possible for building conversions and the merit of the proposal should be considered.

Regard should be had to para 127 of the NPPF which requires that new development has a high standard of amenity for existing and future users.

All the proposed units have private or shared gardens and given the location of the proposal site within walking distance to open spaces and the seashore it is therefore considered that the scheme provides an acceptable standard of amenity for future occupiers.

The proposal is considered to comply with policy D DM1 and the Design Guide.

HIGHWAYS, TRAFFIC AND PARKING

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes.

Policy GA4 of the Felpham Neighbourhood Development Plan includes a presumption against the loss of off-street parking unless there is equivalent off-street parking made available, in perpetuity.

Arun District Council's Parking Standards Supplementary Planning Document (January 2020) outlines the approach to parking at new developments. 8 parking spaces are shown on the site layout which satisfies the requirement of the SPD for three 2 bed and one 1 bed dwellings in Parking Behaviour Zone 2 (2 parking spaces per dwelling).

The Arun Parking Standards requires electric vehicle provision to be made and this can be the subject of a condition.

The plans indicate that eight parking spaces will be provided for the proposed dwellings, on an unallocated basis. The parking spaces meet minimum specification of 2.4 x 4.8m as set out in Manual for Streets and a sufficient number are proposed for the flats provided.

It is not considered that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the NPPF (paragraph 109), and that there are no transport grounds to resist the proposal subject to condition. As such development would comply with policy T SP1 of the Arun Local Plan and policy GA4 of the Felpham Neighbourhood Development Plan.

FLOODING ISSUES:

W DM2 of the Arun Local Plan states development in areas at risk from flooding (as identified by the EA) will only be permitted following compliance with listed criteria. One of these criterion is the submission of a sequential test in accordance with the NPPF.

According to Environment Agency Flood Risk Map the 2/3 of the building is in flood zone 2. The application is supported by a full Flood Risk Assessment detailing flood resilient measures that ensures the occupants of the building would not be put at unacceptable risk of flooding. The

The Environment Agency has not responded to the consultation.

A Flood Risk Assessment has been supplied and is considered to be sufficiently robust to be comply with W DM2 and the National Planning Policy Framework, specifically .'

SITE OF NATIONAL IMPORTANCE FOR NATURAL CONSERVATION:

The site falls within the 2km buffer of the Bognor Reef and Felpham SSSIs which is noted in paragraph 17.1.9 of the Arun Local Plan as comprising a Nationally Designated Site. In accordance with paragraph 175(b) of the NPPF, Local Plan Policy ENV DM1 makes clear that proposed development likely to have an adverse effect on land within the designated features of any Site of Biodiversity or Geological Importance will not normally be permitted.

The applicant has not provided a supporting Habitats Report to assess any potential impacts of the proposed development upon the SSSI, therefore the proposal would not comply with policy ENV DM1 of the Arun Local Plan and paragraph 175(b) of the National Planning Policy Framework. However given the location of the development and its size and impacts on the SSSI's are likely to be limited to a small increase in visitor numbers and it is not considered necessary in this case to submit environmental information.

CONCLUSION:

This application has been assessed against the policies contained within the Development Plan having regard to the principle of development, design and visual amenity, principle of conversion, internal space standards, residential amenity, highways, transport and parking, landscaping and flooding.

It has been noted that Local Plan and FNDP policies would have limited weight owing to the Council's 5 Year Housing Land Supply position. The proposal is considered to be sustainable development in accordance with NPPF para 11 and there are no reasons to justify refusal. The addition of 3 dwellings would assist in a small way the housing land supply. The loss of a community use is noted but evidence has been provided in accordance with this to meet policy requirements.

It is therefore recommended that permission be approved in accordance with 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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

CIL DETAILS

This application is not CIL liable as it falls within in Zone 4 and the 'Flats' element is Zero rated.

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:-

001 Proposed ground floor plan
002 Proposed first floor plan
003 Proposed elevations
004 Proposed front and rear elevations
005 Location and block plans

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 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. The approved spaces shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policies D DM1 of the Arun Local Plan.

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

Reason: To provide car-parking space for the use and in accordance with policy D DM1 of the Arun Local Plan.

- 5 None of the flats shall be first occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.

- 6 Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the NPPF.

- 7 No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works on Sunday or Bank Holidays.

Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 8 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA)

Reason: To reduce the impact of flooding on the proposed development and future occupants in accordance with policies W SP1 and W DM2 of the Arun Local Plan.

- 9 Details for the storage of bins on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The details so approved shall be retained in perpetuity.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.

- 10 The first floor bathroom windows shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun 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 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.
- 12 INFORMATIVE: This permission conveys consent under planning legislation only and contravention with other legislation e.g. protection of wildlife etc. should be considered.
- 13 INFORMATIVE:Vehicle Crossover - Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f>
[or-driveways-licence/](https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f)
Online applications can be made at the link below, alternatively please call 01243 642105.
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f>
[or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/](https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f)