

Recommendation Report for Planning Permission

**REF NO:** LU/212/21/PL

**LOCATION:** 3-4 Selborne Place  
Selborne Road  
Littlehampton  
BN17 5NH

**PROPOSAL:** Change of use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses (5 No. 1-bed flats & 1 No. 2-bed flat). This application may affect the setting of a listed building, may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.

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| <b>SITE AND SURROUNDINGS</b> |
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|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DESCRIPTION OF APPLICATION</b>            | It is proposed to change the ground floor into six flats. There would also be new infill brick walls to the rear of the building (in place of UPVC glazed elevations) and new front and side windows. A number of new glazed lanterns will be provided within the existing flat roof to the current single storey structure on the southern elevation. No works are proposed to the upper floors. The rear garden and 10 space front parking area would be available for use by all residents of the building. Bins will be stored down one side of the building. |
| <b>SITE AREA</b>                             | 0.1231 hectares.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>RESIDENTIAL DEVELOPMENT DENSITY (NET)</b> | It is not stated how many flats already exist in the upper floors but Council records suggest 6 residential addresses (3, 3a, 3b, 4, 4a, 4b) at the site therefore the density for 12 total flats on the site would be 97 dwellings per hectare.                                                                                                                                                                                                                                                                                                                  |
| <b>BOUNDARY TREATMENT</b>                    | Low walls to the front with low timber fencing to the front sides. Part wall/railings to the rear with 1.8-2m high fencing to the rear sides.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SITE CHARACTERISTICS</b>                  | The application site comprises a three storey building used as a restaurant and club on the ground floor with existing residential flats above. The property is built of brown brick with tiled roofs and a terracotta ridge. Existing parking shared between commercial and residential occupiers is situated on hard surfacing to the Selborne Road frontage and there is an existing 'beer garden' at the rear.                                                                                                                                                |
| <b>CHARACTER OF LOCALITY</b>                 | The area is part of a predominantly residential street comprising a historic character with semi detached properties of 3 storey height set in medium plots set back a uniform distance from the highway with gardens to front and rear within an urban environment.                                                                                                                                                                                                                                                                                              |
| None recent or relevant.                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## REPRESENTATIONS

Littlehampton Town Council raise no objection.

No other comments received.

### COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

ENVIRONMENT AGENCY - No objection on the basis that the applicant has guaranteed access for future residents to the first floor, which has a floor height of 6.45m, above that of the 1:200 (2125) undefended flood level. The applicant will also require residents to sign up for flood warnings, has provided an evacuation plan and has stated that additional flood resilience measures will be added to the property.

WSCC HIGHWAYS - No objection subject to conditions to secure cycle storage, electric vehicle charging and a construction site setup plan.

ADC ENVIRONMENTAL HEALTH (PRIVATE SECTOR HOUSING) - No objection. Advise a number of points in their response as regards fire safety, internal room sizes and ventilation which will be relevant if a housing license is applied for.

ADC CONSERVATION OFFICER - States that the proposal will not cause harm to the significance of the heritage assets or their setting and therefore should be determined in accordance with the relevant development plan policies and the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). Request conditions to control, new bricks, brick bonding and details of windows/doors. Comment that:

- The property is locally listed, adjacent to a Grade II Listed Building and in a Conservation Area;
- Unlike others, the building does not retain the original attached brick walled service yards with arched doorcase or the original upper clay honeycomb walling but is still of architectural significance;
- The proposed use itself is not problematic as both the building was originally residential and the conservation area itself is more residential than not;
- It is positive that the existing UPVC facade to the southern elevation will be removed and a new brick wall provided, with new white painted timber windows;
- It would help to improve the front parking area if landscaping was to be introduced; and
- It would also be positive if the missing boundary walling features were reintroduced.

### COMMENTS ON CONSULTATION RESPONSES:

Comments noted and conditions applied.

## POLICY CONTEXT

Designations applicable to site:

Within the Built Up Area Boundary;  
 CIL Zone 4;  
 Flood Zone 3a;  
 Building of Character;  
 Adjacent to a Grade II Listed Building;  
 Littlehampton Sea Front Conservation Area; and  
 2km of Clymping Beach SSSI.

## 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                                                |
| ECCSP1 | ECC SP1 Adapting to Climate Change                          |
| ECCSP2 | ECC SP2 Energy and climate change mitigation                |
| HDM1   | H DM1 Housing mix                                           |
| HERDM1 | HER DM1 Listed Buildings                                    |
| HERDM2 | HER DM2 Locally Listed Buildings or Structures of Character |
| HERDM3 | HER DM3 Conservation Areas                                  |
| HERSP1 | HER SP1 The Historic Environment                            |
| HWBSP1 | HWB SP1 Health and Wellbeing                                |
| INFSP1 | INF SP1 Infrastructure provision and implementation         |
| OSRDM1 | Protection of open space,outdoor sport,comm& rec facilities |
| QEDM1  | QE DM1 Noise Pollution                                      |
| QESP1  | QE SP1 Quality of the Environment                           |
| RETDM1 | RET DM1 Retail development                                  |
| RETSP1 | RET SP1 Hierachy of Town Centres                            |
| SDSP1  | SD SP1 Sustainable Development                              |
| SDSP2  | SD SP2 Built-up Area Boundary                               |
| TDM1   | T DM1 Sustainable Travel and Public Rights of Way           |
| TELDM1 | TEL DM1 Telecommunications                                  |
| TSP1   | T SP1 Transport and Development                             |
| WDM2   | W DM2 Flood Risk                                            |
| WDM3   | W DM3 Sustainable Urban Drainage Systems                    |
| WMDM1  | WM DM1 Waste Management                                     |

### Littlehampton Neighbourhood Plan 2014 Policy 1

The Presumption in Favour of Sustainable Development

### Littlehampton Neighbourhood Plan 2014 Policy 2

A Spatial Plan for the Town

### Littlehampton Neighbourhood Plan 2014 Policy 6

Residential development involving the loss of community facilities

Littlehampton Neighbourhood Plan 2014 Policy 9      Local Centres

Littlehampton Neighbourhood Plan 2014 Policy 17      Buildings and Structures of Character

#### PLANNING POLICY GUIDANCE:

|       |                                     |
|-------|-------------------------------------|
| NPPDG | National Design Guide               |
| NPPF  | National Planning Policy Framework  |
| NPPG  | National Planning Practice Guidance |

#### SUPPLEMENTARY POLICY GUIDANCE:

|       |                                                                |
|-------|----------------------------------------------------------------|
| SPD2  | Conservation Areas                                             |
| SPD9  | Buildings or Structures of Character                           |
| SPD11 | Arun Parking Standards 2020                                    |
| SPD12 | Open Space, Playing Pitches & Indoor & Built Sports Facilities |
| SPD13 | Arun District Design Guide (SPD) January 2021                  |

#### POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031 (ALP), West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The relevant policies of the Littlehampton Neighbourhood Development Plan (LNDP) are considered within 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 comply with relevant Development Plan policies in that it would not cause demonstrable harm to heritage assets, to the character of the area, to the amenity of existing residents, would not result in a severe impact on the local highway and will be safe from flooding for its lifetime.

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

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

The building is located in a Conservation Area and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: "In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

In addition, the building is adjacent to a Grade II Listed Building. Section 66 of the same Act states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

#### OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan other than as set out in the following conclusions.

#### CONCLUSIONS

##### 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), West Sussex County Council's Waste and Minerals Plans, the South Inshore & South Offshore Marine Plan and the Littlehampton Neighbourhood Development Plan ("LNDP").

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 ALP and the LNDP should therefore be resolved in favour of the ALP.

The site lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) and provided it is in accordance with other policies of the development plan covering such issues as character/design, flooding, highway safety/parking, heritage, residential amenity and space standards.

Paragraph 123 of the NPPF states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans - in particular using commercial floor space provided this would not undermine key economic sectors or sites or the vitality and viability of town centres. The site is not within the town centre or the wider Littlehampton economic growth area and the commercial premises do not benefit from any protection under ALP policies RET DM1/RET SP1 or LNDP policy 9.

The site is in a sustainable location with potential for trips to be made on foot, by cycle, by rail or bus. The proposal is in accordance with ALP policy SD SP2 and with the guidance in the NPPF.

##### FLOOD RISK

The site lies wholly in Flood Zone 3a. ALP policy W DM2 and national flood risk policy requires that proposals in such areas meet the sequential and exceptions tests, provide sustainability benefits to the wider community, demonstrate that the development will be safe and does not increase flood risk elsewhere.

The national planning practice guidance states that residential development in Flood Zone 3a is acceptable provided that the sequential and exceptions test are met. However, it also states that the

Sequential and Exception Tests do not need to be applied to minor developments and changes of use so there is no requirement to satisfy this part of policy W DM3.

The applicant has provided a Flood Risk Assessment (FRA) which states that the ground floor could experience flood depths of up to 1.19m in the 1:200 year Higher Central (2125) event. However, the applicant will ensure that internal access will be maintained from the ground floor up to the first floor thus providing emergency safe refuge in a worst-case event where prior evacuation is not possible. The first floor is set 2.7m above the ground floor finished floor level at 6.45mAOD, therefore approximately 1.51m above the 1:200 year HC (2125) undefended flood level. An evacuation plan has been provided and the residents will be required to sign up to the Environment Agency's flood warning system. In addition, certain flood resilience measures will be incorporated into the building.

The Environment Agency have considered the application and raise no objections subject to adherence with the recommendations of the FRA. In respect of the other parts of policy W DM2, the proposal will provide sustainability benefits in the form of new housing which being ground floor and with ramped access is suitable for the elderly or disabled. As the building is existing, the proposal will not increase flood risk elsewhere.

The proposal is therefore in accordance with ALP policy W DM2 and the national flood risk policy.

#### HIGHWAY SAFETY & PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport. Proposals will be supported where they explain how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter.

Policy T DM1 requires new development be located in easy access of established non-car transport modes/routes, contribute to the improvement of such routes/facilities and contribute towards the provision of a joined-up cycle network and Public Rights of Way network. The Council has adopted a Parking Standards Supplementary Planning Document (SPD).

There are no proposed alterations to the access arrangements and it is likely that there will be an overall reduction in trips to the site with the change from restaurant/bar to residential. WSCC Highways raise no objections.

The existing parking area (10 spaces) is shared by existing residents and the restaurant/bar. As such, there will already be overspill onto surrounding roads on which there is unrestricted street parking on one or both sides. Local roads are wide and ensure the free flow of traffic despite parked cars.

According to the Arun Parking SPD, the proposed 6 flats generate a residential parking need of 7 spaces (inc 1 visitor). There is insufficient space within the site area to achieve this in addition to the needs of the existing flats but this is acceptable given the existing situation. New residents will be aware that there are limited parking facilities on the site before they buy/rent and they do not need to own a car to access town centre facilities. Furthermore, the SPD states that a more flexible approach will be taken with schemes that incorporate flats and on sites close to urban centres. The SPD also sets out standards for cycle parking and would require 1 space per flat. It is proposed to secure this through a condition.

The proposal is in accordance with ALP policies T SP1 & T DM1 and the NPPF.

## HERITAGE ASSETS:

The site lies in the Littlehampton Seafront Conservation Area and is adjacent to Grade II Listed Building. In addition, the building is locally listed. The relevant Local Plan policies are HER DM1, HER DM2 and HER DM3.

Policy HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings. Policy HER DM2 requires that alterations/extensions relate sensitively to the building/its setting and respect its architectural, landscape or historic interest. Policy HER DM3 lists criteria for proposals affecting a Conservation Area. LNDP policy 17 states that the effect of a planning application proposal on the significance of non-designated heritage assets will be taken into account in determining the application.

Para 194 of the NPPF requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 195 then requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide there is no harm, 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance any harm with the level of public benefits associated with the proposal.

In respect of non-designated heritage assets, para 203 states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must also be considered and the wording of these is set out above in the "Development Plan Background" section.

The applicants have provided an assessment of heritage as part of the Design & Access Statement which the Councils Conservation Officer acknowledges in his response. The Conservation Officer has assessed the proposal and the comments are set out in full on the Councils website and summarised above. In short, the Conservation Officer considers that the proposal will not result in any harm to the heritage assets or their setting and as such should be determined in accordance with the relevant development plan policies and the Act.

It is not considered that the change of use of the ground floor or the minor alterations will materially affect the character or the setting of the adjacent Grade II Listed Building, the character/appearance of the Conservation Area or the architectural interest of the existing locally listed building. There is no conflict with any of the relevant development plan policies or the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## CHARACTER & DESIGN:

ALP policy D DM1 requires the Council to make the best possible use of land by reflecting or improving on the character of the site/surrounding area. Policy D SP1 "Design" requires development to make efficient use of land and reflect local character. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

The Arun Design Guide states that conversions/change of use must protect the original character and appearance of buildings through careful use of considerate materials, preservation of distinctive features, sensitive placement of additional floors, and minimal internal and external alterations and extensions.

As stated, the external alterations are limited to the ground floor and consist of new doors/windows, new roof lanterns and new brick walls to the rear. There is no increase in volume. It is proposed to use materials considerate to the heritage of the building and these will be controlled by condition. The change from UPVC windows to brick on the rear is positive. The overall site density of 97 per hectare is high but the Arun Design Guide encourages higher densities in locations within/close to town centres. The proposal therefore complies with the relevant development plan policies and the Arun Design Guide.

#### RESIDENTIAL AMENITY:

ALP policy D DM1 requires that there be minimal impact to users and occupiers of nearby property and land. ALP policy QE SP1 requires that all development contribute positively to the quality of the environment and ensure that development does not have a significantly negative impact upon residential amenity. The Arun Design Guide sets out guidance on interface distances between dwellings and these are: 21m for back to back, 16m for front to front and 14m for front/back to side.

The proposed flats are all within an existing building and windows will be no closer to existing adjacent residential properties than currently. As such, there will be no new harm to residential amenity. It is also material that the current use as a restaurant and club would likely have resulted in some noise disturbance to existing residential occupiers and the change to residential flats will therefore be more suitable to this predominantly residential area and have a positive effect.

The proposal is therefore in accordance with policies D DM1 & QE SP1 of the Arun Local Plan and the Arun Design Guide.

#### SPACE STANDARDS:

As per ALP policy D DM2, it is necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the buildings will be suitable for residential use. The applicant has indicated internal floor areas on the Ground Floor Alterations Work drawing ref 1779-P-03 Rev B. These have been checked and are considered accurate. This demonstrates that 4 of the 6 flats meet the requirements. The other two are slightly under (by 2m<sup>2</sup> & 2.1m<sup>2</sup>) but this is acceptable as the policy preamble states that there may be occasions where development schemes cannot comply with all the space standards such as the conversion of an existing building.

The Arun Design Guide sets out standards for garden sizes for flats as follows:

- Balconies: max. 2m beyond the building frontage, subject to minimum balcony to balcony distances of 17m. At least 3sqm of useable space; and
- Communal Shared Spaces for flats: minimum 40sqm plus 10sqm for each unit if not provided as balcony space.

It is not possible to provide private garden spaces due to the ground floor nature and the need to preserve the appearance of the heritage assets. There is a rear garden area which will as a result of the proposal become a communal amenity space for all residential units within the building (including those on upper floors). The property is also close to local parks and the seafront which are places where people can sit outside or engage in recreation.

It is therefore considered that the scheme provides a decent standard of amenity for future occupiers and there is no conflict with any of the policies.

#### CLIMATE CHANGE:

ALP policy ECC SP2 requires that all new residential development including conversions and change of use be energy efficient and incorporate decentralised, renewable and low carbon energy supply systems. The application is silent on this policy requirement.

Normally it would be appropriate to impose a condition to secure the provision of renewable energy measures and other energy efficiency measures. However, it is material that this is an existing building, that much of the proposed layout utilises existing walls and that any new physical features may have an impact on the character/appearance of the Conservation Area and other heritage assets. Therefore, it is not proposed to seek such measures through a condition.

#### SUMMARY:

This proposal will not result in any demonstrable harm to heritage assets or local character, will not harm the amenity of existing residents, will not adversely affect the vitality of the area and will not have a materially adverse impact on the safety of the highway. It will also ensure a decent standard of amenity for future occupiers and residents will be safe from flooding. Therefore, it is recommended that permission be granted 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) 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:

LOCATION AND BLOCK PLANS 1779-P-01;  
PROPOSED SITE PLAN 1779-P-05;  
PROPOSED GROUND FLOOR LAYOUT PLAN 1779-P-02 REV A;  
GROUND FLOOR ALTERATIONS WORK 1779-P-03 REV B; and  
PROPOSED ELEVATIONS 1779-P-04.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, HER DM1, HER DM2, HER DM3, QE SP1 and T SP1 of the Arun Local Plan.

- 3 The development shall be carried out in accordance with the submitted flood risk assessment (ref 6351, 02/07/21) by Ambiental Environmental Assessment and the following mitigation measures that it details:

- The proposed change of use is to have flood resilience measures retrofitted, where possible, in line with current best practice for construction within an area at risk of flooding in line with CLG 2007 'Improving the Flood Performance of New Buildings'.
- Waterproof materials and damp-proof membrane to be utilised in the construction of the alterations;
- The developer will investigate the possibility of retrofitting property level protection measures (i.e. flood doors/demountable barriers);
- Non-return valves on any new sewer connections to prevent back flow;
- All new plumbing insulations to be of closed-cell design; and
- The site owner and staff should sign up to the EA Flood Alert/Warning Service and maintain an evacuation plan.

In addition, the applicant/developer/building owner shall ensure that future ground floor residents have unfettered access to the first floor of the building and that such arrangements are permanently maintained.

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in line with the National Planning Policy Framework and Arun Local Plan policy W DM2.

- 4 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies QE SP1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction staff.

- 5 No development to the external elevations of the building shall commence unless and until details of the proposed bricks and the bond to be used on the new brick work to be used for the alterations to building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the approved alterations.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, the setting of the nearby Listed Building and the character and appearance of the Conservation Area in accordance with policies D DM1, HER DM1, HER DM2 and HER DM3 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have these matters agreed before work starts on the alterations. However, this condition does not prevent commencement of internal works.

- 6 No development to the external elevations of the building shall commence unless and until details of the construction and materials of all new windows and doors in the form of detailed plans and sections at an appropriate scale have been submitted to and approved by the Local Planning Authority and the new windows and doors as approved shall then be constructed in accordance with approved details. The submitted details shall include the style and material of the window frames, the arrangement of glazing bars, the set-back of the frames from the external wall face and the window sills, together with details of proposed finishes.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, the setting of the nearby Listed Building and the character and appearance of the Conservation Area in accordance with policies D DM1, HER DM1, HER DM2 and HER DM3 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have these matters agreed before work starts on the alterations. However, this condition does not prevent commencement of internal works.

- 7 Prior to the occupation of any of the new apartments, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall consider the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a new dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 8 Prior to occupation of any of the new flats, a scheme for the provision of facilities to enable the charging of electric vehicles within the communal parking area 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 2030, 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 National Planning Policy Framework.

- 9 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 cycle storage spaces shall thereafter be permanently retained and maintained in good working condition.  
  
Reason: To provide alternative travel options to the use of the car in accordance with Arun Local Plan policies T SP1 & T DM1, the Arun Parking Standards SPD and the National Planning Policy Framework.
- 10 No construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday). Should any works be required outside of these times then the applicant should submit a schedule of activities to the Local Planning Authority for approval in writing.  
  
Reason: To protect the amenity of local residents in accordance with policies QE SP1 and QE DM1 of the Arun
- 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: The applicant should ensure that new occupants phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-forflooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.
- 13 INFORMATIVE: Please note the recommendations of our Private Sector Housing Team on our website dated 13/08/21 which includes guidance on fire safety, ventilation, other hazards and HMO standards.
- 14 INFORMATIVE: The Councils Conservation Officer states that it would help if the front parking area was improved with landscaping features and you may wish to consider improving this area with landscaping.