

PLANNING SUPPORT STATEMENT

On behalf of:
Birchside Management Limited

In relation to:
'Amendments to planning permission
LY/9/17/PL comprising the addition of a fifth
flat at second floor level.'

'Roseland', The Causeway, Arundel,
West Sussex, BN18 9JL

October 2017

1. INTRODUCTION

This revised application follows the Council's granting of planning permission for the redevelopment of the site with a replacement building, comprising 4 No. residential units on 25th August 2017 under application reference LY/9/17/PL.

This new planning application seeks permission for relatively minor revisions to this existing consent, most notably in that it will allow the creation of a further flat within the roofspace of the previously permitted building. The application therefore now proposes 5 no. residential units.

This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations.

2. SITE CONTEXT

The application site is triangular in shape and located within the Arundel train station complex. It is accessible from the south west side of Station Road. The site has a total area measuring approximately 0.03 hectares, with a frontage of 22 metres.

The site comprises a single storey building, which was previously in use as a former commercial workshop with residential element. The building comprises 2 No. bedrooms, a living room, kitchen area, workshop and storeroom. The building has an enclosed rear garden area and off-road parking.

The existing residential floor space has a gross internal area of 58.7m², whilst the existing workshop and associated store (B1 use) has a gross internal area of 39.78m².

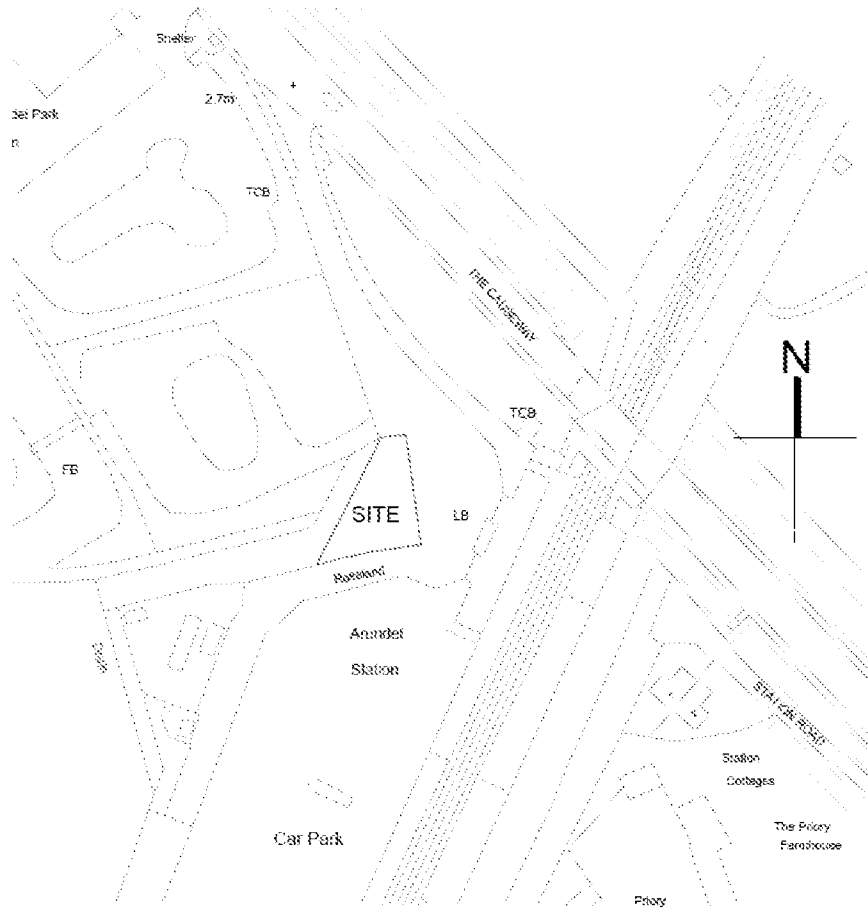


Fig 1. Location Plan

In terms of site designations, the Arun District Local Plan (2003) confirms that the site lies outside of any defined built-up area boundary, and consequently is within an area that is designated as countryside.

The site is located within the Arundel and Littlehampton Strategic Gap. Further, the site is identified as being within an area designated as affecting the 'Setting of Arundel'.

The site does not lie within any Conservation Area

The existing building is not statutorily Listed and as such, there is no reason to warrant its retention.

3. THE PROPOSAL

As outlined above, this proposal seeks permission for revisions to a recent (and extant) planning permission LY/9/17/PL.

The principle changes to this previous permission are as detailed below:

- The addition of a new flat in the roof space to make 5 flats in total;
- Moving the building approx. 750mm East to allow space for drainage connection;
- Additional car parking space and altering car parking layout to allow the creation of an additional parking space (now 5 spaces);
- Added steps to front entrance because of raised floor defence floor level; and,
- Added gable windows, Dormer and Velux windows.

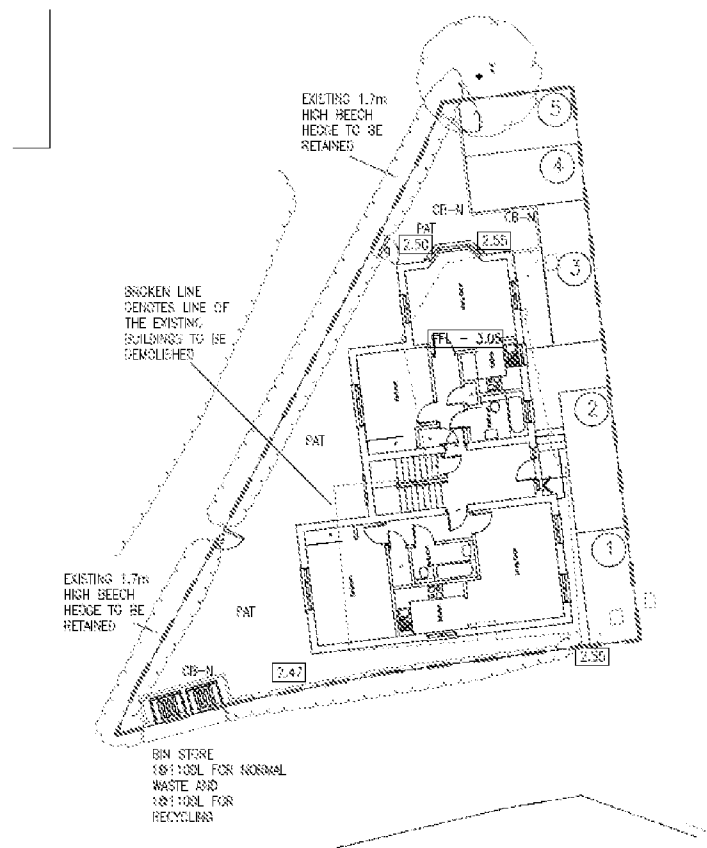


Fig 2. Proposed Site Plan

4. POLICY CONTEXT

a. National Planning Policy

(i) National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on 27th March 2012, and at that time the policies in the Framework came into use, with immediate effect. This guidance is now the most-up-to date Government planning policy document.

The focus of the new NPPF is achieving sustainable development, the definition of which is summarised in paragraph 6 as being the whole of paragraph's 18-219 of the Framework. Paragraph 7 goes further as it specifies that there are three dimensions to sustainable development: economic, social and environmental. Under the social role it states that the planning system should provide *"the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment..."*

Under paragraph 11, the NPPF confirms that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan.

Paragraph 14 is an important element of the NPPF. It states that: *"at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. It details that objectively assessed needs, such as housing, have to be met unless *"any adverse impact of doing so would significantly and demonstrably outweigh the benefits"*. This is assessed against all the policies of the NPPF, as a whole, or specific policies relating to SSSI, Green Belt, Local Green Space, AONB, Heritage Coast, National Park, designated heritage assets, flood risk locations and coastal erosion. It also states that decision makers should be *"approving development proposals that accord with the development plan without delay"*.



The NPPF advises that a set of 12 core land-use planning principles should underpin both plan-making and decision-taking, and these principles are listed under paragraph 17. Although the NPPF omits the wording that was present in the draft which referred to the default position of “yes” to applications for sustainable development, it does retain the significant change that requires a response to market signals. Each of the bullet points are important, but of particular note is no. 5, where it details that account should be had of the character of different areas, and no. 11 which requires development to be focused *“in locations which are or can be sustainable.”*

Section 2 relates to Supporting a prosperous rural economy. Paragraph 28 notes that *“policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- promote the development and diversification of agricultural and other land-based rural businesses;*
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”.*

Section 6 of the NPPF is entitled ‘Delivering a wide choice of high quality homes’. It seeks to *“boost, significantly”* the supply of housing, whilst placing more reliance on windfall

sites as a source of housing supply. Realistic historic windfall delivery rates and expected future trends are legitimate sources of supply. Paragraph 49 states *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites"*.

Under paragraph 53 the Framework accepts that development on garden land is acceptable provided it would not cause harm to the local area. There is no reference to minimum densities etc.

Paragraph 54 relates to rural areas, noting that *"local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs..."*

In addition, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Most notably, *"local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

- *The essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
 - *The exceptional quality or innovative nature of the design of the dwelling should:*
 - *Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
 - *Reflect the highest standards in architecture;*

- *Significantly enhance its immediate setting and;*
- *Be sensitive to the defining characteristics of the local area”.*

Section 7 discusses the need for good design. Under paragraph 58 the NPPF provides clear and robust approach to design, whilst at par 59 is confirms that policy intends to avoid unnecessary prescription or detail, whilst the key criteria of scale, density, massing, height, landscape, layout, materials, access, relationship to neighbouring buildings and relation to the local area more generally remain. Paragraph 61 requires the *“integration of new development into the natural and historic environment.”*

Section 10 refers to meeting the challenge of climate change, flooding and coastal change. It notes at paragraph 103 that *“when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:*

- *within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and*
- *development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems”.*

b. LOCAL PLANNING POLICY

(ii) Arun District Local Plan (2003)

This document continues to be the most relevant local planning policy document.

As detailed at **Fig 4.** below, the application site is defined as being outside of any defined built up area boundary. The site is also located within the Arundel and Littlehampton



Strategic Gap. Further, the site is identified as being within an area designated as affecting the 'Setting of Arundel'.

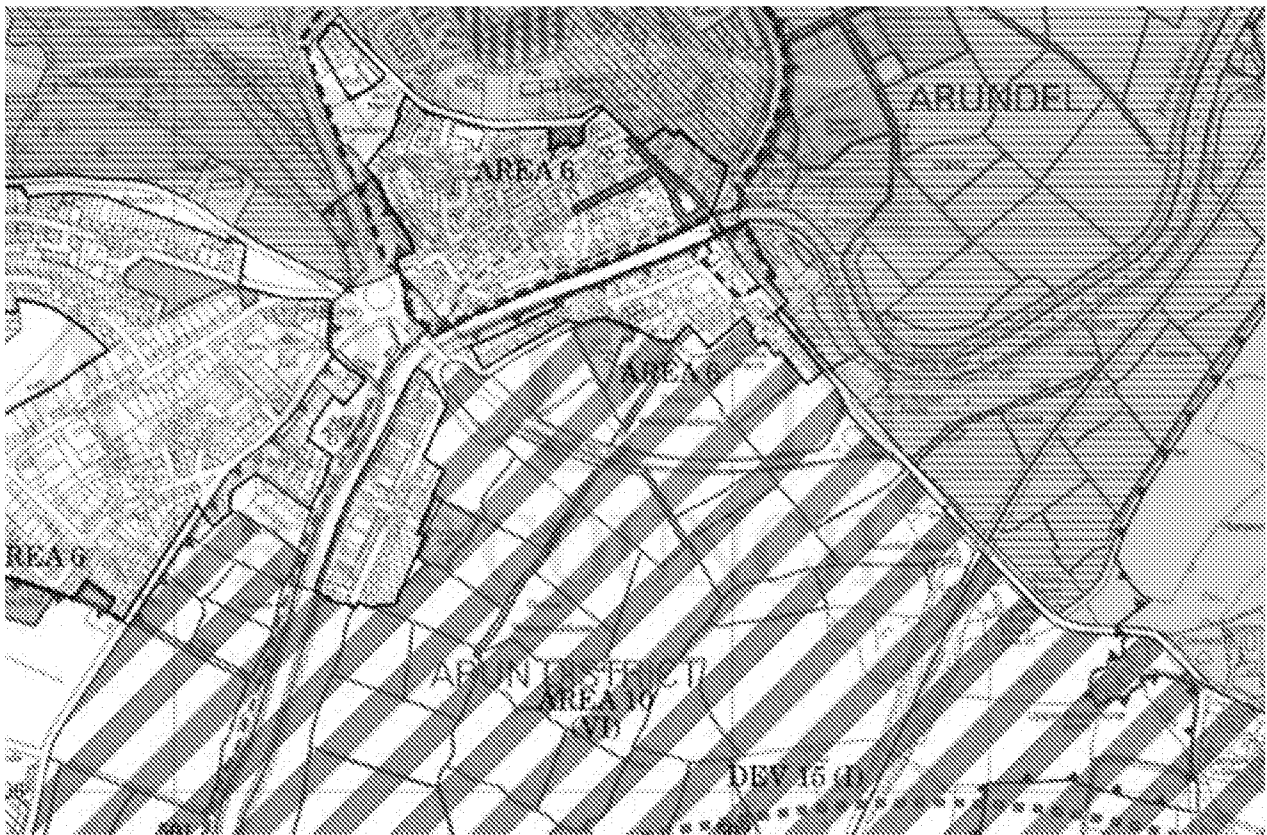
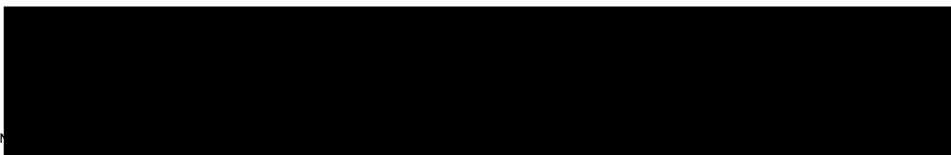


Fig 3. Extract from Arun District Local Plan 2003 Proposals Map (Inset K: Arundel)

Saved Policy GEN3 relates to the protection of the countryside, stating that *"Outside the Built-Up Area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless:*

- (i) it meets the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; or*
- (ii) for quiet, informal recreation; or*
- (iii) for the diversification of the rural economy; or*
- (iv) for essential road schemes; or*
- (v) it is in accordance with a policy in Sections 2 and 3 of the plan referring to a specific use or type of development".*



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Saved Policy GEN7 is a general policy that relates to The Form of New Development and states that *"planning permission will only be granted for schemes displaying high quality design and layout"*. Developments are considered in relation to a number of criteria.

Saved Policy GEN8 relates to the Development and provision of infrastructure and notes that *"development will not be permitted unless the infrastructure or facilities made necessary by the development are available or will be provided at the appropriate time"*.

Whilst **saved Policy GEN20** relates specifically to the provision of open space within new development.

Saved Policy GEN9 relates to Foul and Surface Water Drainage, whilst **saved Policy GEN12** relates to Parking in new development.

Saved Policy GEN11 relates to Inland Flooding and states that *"Permission for development which would be at risk from flooding and/ or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/ waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected"*.

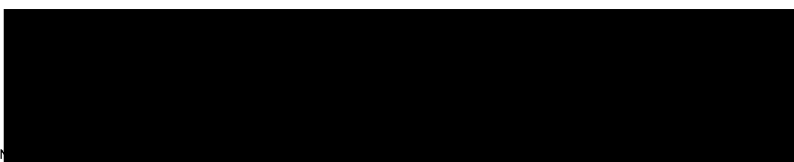
Saved Policy DEV11 relates to the setting of Listed Buildings.

Saved Policy AREA3 relates to 'The Setting of Arundel' and reads as follows:-

"No development will be permitted, particularly within the area shown on the Proposals Map, which would adversely affect views of Arundel or its special setting.

Development will not be permitted within the town of Arundel or beyond which would adversely affect the rural views outwards from the town and in particular from the following locations:

(i) London Road, in the vicinity of 9 and 11 London Road (north-westerly views);



(ii) London Road, in the vicinity of the Roman Catholic cemetery (southerly views);
(iii) the northern ends of Mount Pleasant, King Street and Parsons Hill and at their junction with London Road (southerly views);
(iv) London Road, in the vicinity of Tower House (easterly views);
(v) the northern end of High Street (southerly views);
(vi) Bakers Arms Hill and its junction with Maltravers Street (southerly views);
(vii) Kings Arms Hill and its junction with Maltravers Street (southerly views);
(viii) Mount Pleasant, in the vicinity of the Old Poor House (southerly views);
(ix) the Arundel river bridge, in Queen Street (easterly views).
Development will not be permitted which would adversely affect the long distance views of Arundel Castle or Arundel Cathedral".

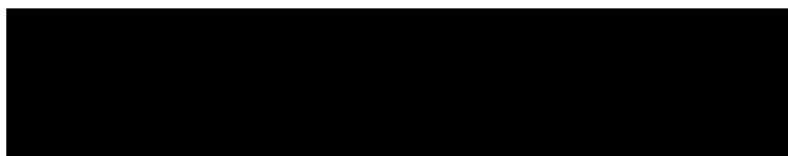
Finally, **Saved Policy AREA10** relates to Strategic Gaps and identifies such a gap between the settlement of Arundel and Littlehampton. This policy states that in these areas, development will only be permitted if:

"(i) it is demonstrated to be necessary to meet the requirements of, or is consistent with, other policies of the Development Plan; and
(ii) it would not compromise, either individually or cumulatively, the objectives and fundamental integrity of the strategic gap; and
(iii) attention is given to the long term enhancement of the landscape, amenity and conservation value within the gap and, where possible, to the improvement of public access".

(ii) Supplementary Planning Guidance

The following Supplementary Planning Guidance is considered of relevance to this proposal:

- Open Space & Recreation Standards - October 2000
- Parking Standards - October 2000

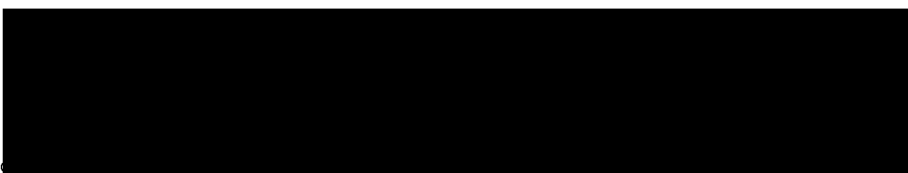


(iii) Emerging Local Plan

The Arun District Local Plan 2011-2031 was submitted on 30th January 2015 for independent examination to the Secretary of State for Communities and Local Government via the Planning Inspectorate. The Local Plan sets out a vision for the future of Arun District up to 2031. The Local Plan Examination-in-Public was formally suspended by the Planning Inspector in February 2016 following a Procedural Meeting and initial Hearing sessions. The suspension was granted to enable the Council to undertake further work and produce proposed modifications to the Local Plan in response to a range of observations and concerns identified by the Planning Inspector.

More recently the Council consulted on proposed modifications to the Plan prior to the Local Plan undergoing further examination in public by a new Inspector. The modifications proposed constitute both 'minor' grammatical, and non-material changes to the Plan, and 'main' substantive material changes to the contents of the Plan. A number of new evidence base studies have been produced and these studies have been produced to inform and support the proposed modifications to the Local Plan. It appears that the most significant modifications required to the Plan relate to the need for a substantial uplift to the housing requirements for the District. The latest evidence produced by GL Hearn (applying the approach endorsed by the Inspector through existing Hearings and interim conclusions) utilising the 2014 Sub-National Population Projections and associated Housing Projections indicates that OAHN equates to 919 dwellings per annum, or 18,380 dwellings over the Plan period 2011 – 2031. This is significantly higher than the OAHN in the Submitted Local Plan (580 dwellings per annum) or the OAHN figure recommended by the Local Plan Inspector (845 dwellings per annum) in February 2016 following the OAHN Hearing.

The Council has proposed substantive modifications to chapter 12 of the Local Plan 'Housing Delivery' to reflect 'testing' of spatial options, Sustainability Appraisal, other evidence, and the substantial increase in OAHN for the District. These changes can be summarised as follows:



- Chapter largely re-written;
- Updated references;
- New policies HSP1 and HSP2;
- New policies HSP3 - HSP5 relating to site allocations;
- Revised affordable housing mix HSP2.

Through the proposed modifications, Arun District Council is planning to meet an updated housing requirement. The proposed modifications to the Local Plan respond to the latest evidence, which indicates an OAHN equating to 919 dwellings per annum.

The subsequent hearing sessions into the examination of the Arun Local Plan ended on 28th September 2017. The Inspector will now consider what he heard at the hearings alongside the representations and other evidence. He will in due course write to the LPA setting out any significant issues arising from the hearings and examination so far. In parallel and without prejudice to his findings on the soundness of the Local Plan he has asked the LPA to prepare a composite Schedule of Proposed Main Modifications for him to consider in due course.

Given that the Inspectors final report, which will contain his findings on the soundness of the Local Plan are awaited, we consider that only limited weight can be attributed to this emerging Local Plan at this time.

Notwithstanding the above, the following policies of the emerging Arun Local Plan are considered relevant to this revised application:

Policy D DM1 relates to Aspects of form and design quality. This policy notes that when considering any application for development the Council will have regard to a number of aspects.

Policy T SP1 relates to Transport and Development. This policy states that *"to ensure that growth in the District strengthens Arun's economic base, reduces congestion, works to*

tackle climate change and promotes healthy lifestyles; the Council will ensure that development: provides safe access on to the highway network; contributes to highway improvements and promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network".

(iv) Planning Policy at the Parish level (NP)

The site falls within the boundary of Lyminster and Crossbush Parish. To our knowledge, there is no Neighbourhood Plan for this area at the current time.

5. PLANNING APPRAISAL

a. Planning History

(i) Application Site

According to the Council's online planning records, the site has the following planning history:-

- **Planning ref: LY/9/17/PL/:** Demolition of the existing building & cessation of mixed commercial/residential use & redevelopment of the site with a new two storey building, comprising 4 no. residential flats – This is a Departure from the Development Plan. Approved Conditionally – August 2017.
- **Planning ref: LY/23/99/:** Formation of one dwelling within existing single storey building. Approved Conditionally – October 1999.

(ii) Adjoining Sites

The following planning history relates to a neighbouring site at 'Arundel Station Flat':-

- **Planning ref: LY/8/10/:** Conversion from Architects office (B) to 1 no. 4 bed flat (C3) Approved Conditionally - September 2010.

The Council's Planning Officer concluded at this time that the "*proposal is for the conversion of part of an existing building from an architects office to a residential flat, which was the original use of this part of the building. There are no external alterations*

to the building. The new use would therefore have no impact on the residential or visual amenities of the area".

6. PLANNING ASSESSMENT

a. Principle of Development

As identified by the Arun District Local Plan, (*Inset Map K*), the site itself lies outside of the designated 'built-up area' boundary of Arundel, within designated countryside. The site is also located within the Arundel and Littlehampton Strategic Gap. Further, the site is identified as being within an area designated as affecting the 'Setting of Arundel'.

Para 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, *"unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits."* Furthermore, paragraph 49 states that: *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites"*.

Due to the site being located outside of the built-up area boundary policies GEN2 and GEN3 of the Arun District Local Plan are applicable. It is noted that these development plan policies seek to exert strict control over development in the countryside to protect it for its own sake. However, it must be appreciated that policies GEN2 and GEN3 were prepared as part of the Local Plan that was adopted in 2003, prior to the publication of the NPPF and based upon a much lower Objectively Assessed Housing Need (OAN), which only sought to accommodate residential development needs until 2011.

In considering the previous application at this site (LY/9/17/PL) the Committee report stated: *"The weight which can be attributed to policies GEN2 and GEN3 was considered in the 2014 appeal under reference APP/C3810/A/14/2220943. Paragraph 12 of this appeal decision stated that policies GEN2 and 3 (although still 'saved') could only be attributed limited weight due to the lack of a 5-year housing land supply within Arun*



District, in accordance with paragraph 49 of the NPPF. It is considered that policy GEN5 of the Arun Local Plan relates to "the supply of housing" and as such is deemed to be out of date (given the Council's lack of a 5 year housing land supply). The Examination of the emerging Local Plan was suspended by the Planning Inspector on the grounds that the Council's OAN should be reviewed higher than that proposed in the Local Plan (580 units p.a). The Council has therefore had to identify more suitable land to meet additional housing supply requirements. The OAN figure has been increased to 919 units per annum as of October 2016 with additional strategic sites currently being assessed and allocated in order to meet this higher figure. Therefore, given the current position of the emerging Local Plan it is considered that only limited weight can be afforded to the emerging Local Plan at this time. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'. Currently the Council is unable to demonstrate a 5-year housing land supply as required by paragraph 49 of the NPPF. The primary purpose of paragraph 49 is to act as a trigger to the operation of the tilted balance in favour of approving sustainable development. The Council are currently only able to demonstrate <2 year supply of deliverable housing and as such it is considered by virtue of this significant shortfall that the tilted balance in favour of the grant of permission is triggered unless the benefits are significantly and demonstrably outweighed by the adverse effects of the development as stated in paragraph 14."

We consider that the above comments remain valid today, and given that the principle of redeveloping this site with a new building comprising 5 flats has already been accepted via the recent approval of application LY/9/17/PL, we consider it clearly evident that the principle of development, as set out within this revised application, is accepted. Therefore, it follows, that tests set out at paragraph 7 of the NPPF (i.e. the three dimensions to sustainable development - the economic, social and environmental roles), would be met by this proposal.

The proposals would therefore comprise sustainable development, as required by the NPPF. Specifically, the environmental role would be met in that the site is sustainably located (as established by permission LY/9/17/PL) and the design of the proposals is largely unchanged from that previously accepted. The same economic benefits would still be applicable, and further the social aspect of the development would remain positive, in that the development of 5 no. flats would be delivered that would help meet the significant shortfall currently faced by the Local Authority.

b. Changes to the Permitted Scheme & Character Considerations

As set out above, this application is proposing a small number of revisions to the development recently approved at this site under application LY/9/17/PL. Specifically, the proposed changes are as set out below:

- The addition of a flat in the roof space to make 5 flats in total;
- Repositioning of the new building approximately 750mm East to allow space for drainage connection;
- Additional car parking space (5 spaces instead of the previously permitted 4), and related alterations to the car parking layout;
- Added steps to front entrance because of raised floor defence floor level;
- Added gable windows, Dormer and Velux windows to serve new second floor flat; and
- Changing landscaping from soft to permeable hard surfaces.

The design and scale of the building is largely unchanged from that previously permitted, and as such the appearance continues to reflect the features of the existing station building, which lies opposite the application site.

The proposed development will not be incongruous within the street scene or give rise to unacceptably adverse impact upon the established character of the locality.



The Officers report to Committee stated *"The application site is situated adjacent to Arundel Station which is identified as a building of special character. Policy GEN22 of the Arun District Local Plan seeks to prevent the loss of existing building or structures of interest - it is also stated that development which would adversely affect the appearance or setting of such buildings will not be permitted. It is considered in this case that attempts have been made to design the proposed building so as to appear in keeping with the existing station. The proposed elevations show the building as being constructed from brown brick with a grey slate roof and brick quoins above the windows. Therefore, it is considered that the proposed building will appear in keeping with the character of the station."*

It is considered that the above comments remain applicable to this modestly revised scheme, which merely seeks to provide a more efficient use of the site, whilst amending some design features so as to facilitate this addition. Therefore, the scheme will continue to accord with Policies GEN22 and GEN7(ii) of the Arun District Local Plan.

Further, the Officers comments in respect of the developments impact on the setting of Arundel also remain relevant. In the Committee report, officers stated *"the proposed development is situated in close proximity to existing development and is not of such significant height that it will give rise to detrimental impacts upon the setting of Arundel. Those leaving the station already have impeded views towards the castle by virtue of the trees and existing residential development. It is not until pedestrians reach the A27 that views of the castle are achievable. The proposed development by virtue of its location will also retain views of the cathedral for those exiting the train station. Similarly, the proposal will not affect existing views of the Cathedral and castle for vehicles traveling on the A27. Therefore, it is considered that the proposed development does not conflict with policy AREA3 of the Arun Local Plan."*



c. Other Planning Considerations

- Parking Provision

The application will provide a new parking layout, with an additional space now proposed. This continues to equate to 1 parking space per flat which is in accordance with the requirements of the WSCC parking demand calculator, and this level of parking provision was deemed acceptable by WSCC and ADC in determining the previous application.

- Flood Risk & Drainage

The site falls within flood zone 3. Consultation has previously taken place with the Environment Agency, who raised no objection to the previous application subject to development being implemented in accordance with the Flood Risk Assessment (FRA). We anticipate a similar response to this revised application given that the footprint of the new building is not altering from that already permitted.

It is acknowledged that a culverted watercourse may cross the site. As part of the previous scheme it was confirmed by the Council's drainage engineers that the relocation of this drain/culvert would be acceptable. However, as the site is situated within the River Arun Internal Drainage Board Catchment (for whom the Environment Agency act as agents) then an application for consent will need to be submitted to the Environment Agency, under Section 23 of the Land Drainage Act 1991 should any further investigations at the site reveal a piped ditch. We can confirm that the applicant is aware of their responsibilities in this respect.

- Listed Buildings & Countryside Setting

The existing building is not statutorily Listed and nor is it considered to be of any architectural merit, and as such it is our view that there is no justifiable planning reason to would warrant its retention.

The closest Listed buildings are located to the south and southeast of the site. The property to the south is referred to as 'the premises of Arundel Builders Merchants Limited at Arundel Station' and is Grade II Listed. A building to the south east is the 'Priory Farmhouse' and is Grade II*.

Consideration has been paid to the setting of these nearby Listed Buildings as part of the preparation of the development proposals.

The proposal would replace existing built form of a similar footprint to that now proposed, and as such the relationship between the site and these adjoining Listed Buildings would remain similar to that existing.

In any case, it is our view that these heritage assets are of a sufficient distance away from the site for their setting not to be affected.

Further, it is our view that the proposed building would in fact represent a visual improvement when compared with the existing dilapidated building that is situated on the application site.

Taking all of the above into consideration, it is our view that the proposed development would not detract from the setting of these nearby Listed Buildings, nor the visual setting of Arundel as a whole. It is our view that the proposal would be fully compliant with saved policies GEN7 and DEV11.

- Residential Amenity

The site is located within the Arundel Train Station complex, with no residential properties immediately adjacent to the site. The closest residential properties are the Arundel Park Inn Hotel and a row of terraced housing to the east of the site, which are set well away from the application site.

The proposal would replace existing built form and it is considered that the application site can comfortably accommodative a replacement building, comprising 5 flats, without causing demonstrable harm to the residential amenities of any residential property.

The proposed access arrangements will remain as existing, with the site being accessible from The Causeway. Considering that the proposal is for just 5 flats, it is not considered that the activity associated with the proposal and the subsequent use of the new drive would lead to undue disturbance or noise that would detrimentally affect any neighbouring properties.

It is our view that the proposal would represent an acceptable form of development, which would not detract from the residential amenities of any nearby residential property by way of overbearing effect, loss of light or loss of privacy, and therefore the development would comply with Saved Local Plan Policy GEN7. This was agreed by the Council in their granting of permission for the previous 4 unit scheme.

- Space Standards

The revised proposals are compliant with the relevant external and internal space standards, and therefore the proposals would provide an adequate living environment for future occupiers, and therefore this proposed scheme would be generally compliant with Policy GEN7 of the Arun District Local Plan and the external space standards set out in Policy D DM3 of the Publication Version of the Arun Local Plan (2011 - 2031).

- Affordable Housing

In terms of affordable housing, the current position is that the Governments recent success in the Court of Appeal means that Councils cannot require affordable housing (either on-site provision or commuted sums) on schemes of 10 or less houses, or which provide 1000 sqm of floor space. As such, it is our understanding that there is no requirement for affordable housing contributions in relation to this proposal.



7. CONCLUSIONS

This proposal seeks minor revisions to planning permission LY/9/17/PL. The result would be that there are no material changes to the previous planning permission that would warrant a different decision now being reached.

The addition of a further flat would further enhance the efficient use of the site that is proposed by this development, and this would assist in meeting the Councils housing requirements. This application demonstrates that the addition of a flat can be achieved without harming any matter of acknowledged importance.

In determining application LY/9/17/PL officers concluded that *"it is considered that the proposed development will accord with relevant development plan policies and granting permission would not give rise to significant adverse effects. As such it is recommended for approval subject to the below conditions."*

We are of the view that identical conclusions can now be reached, and therefore, as the proposal has been shown to accord with the aims and objectives of national, regional and local guidance, planning permission should therefore be granted.

October 2017

