Recommendation Report for Planning Permission

REF NO: **P/107/16/PL**

LOCATION: 7 Webb Close
Pagham

PROPOSAL: 2No. semi detached 2 bed dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Each dwelling will have two hardstanding parking spaces and a rear garden including hard surfaced patio areas. Access will be from the garage/parking court area via two new dropped kerbs. Two bedrooms each dwelling.
SITE AREA	0.04382 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	45 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There are no trees within the site but a Fir Tree does lie adjacent to the southeast corner. The Tree Preservation Order relates to three trees within the side garden on the western side of 7 Webb Close
BOUNDARY TREATMENT	The site is bordered by 2m high close boarded fencing with the addition of 0.2m high trellis on the fence to the rear southern boundary.
SITE CHARACTERISTICS	The application site comprises part of the garden to 7 Webb Close albeit that this garden area is separate to their main rear garden.
CHARACTER OF LOCALITY	7 Webb Close is part of a residential cul-de-sac comprising 1960s open plan estate of linked bungalows and terraced two storey dwellings with mono pitch roofs, white vertical cladding, tile hanging and brick with integral garages. The site itself sits just west of the end of this cul-de-sac and is a part of an existing garage/parking court. Single storey garages and the two storey rear elevations of Mulberry Court sit to the northwest, bungalows to the south and the flank elevation of 7 Webb Close to the east. The site is overlooked by the rear first floor

principal windows of Mulberry Court and a high level first floor window on the side of 7 Webb Close. In addition, 7 Webb Close has a door & window atop a metal staircase on the side/rear at first floor level and this also allows overlooking of the site.

RELEVANT SITE HISTORY

P/122/98/	First floor extension	ApproveConditionally 15-01-1999
P/131/08/	Erect a 2 metre fence adjacent to the road & to incorporate land to be used as a residential garden	ApproveConditionally 07-01-2009
P/52/12/	Two storey side extension, balcony & alterations (resubmission of P/51/11/)	ApproveConditionally 14-08-2012
P/103/16/T	Works to 2 No. sycamore trees & 1 No. Common Ash. Crown lift to achieve a ground clearance of 3m to 4m overall but no branches of above 100mm diameter are to be removed in the process.	ApproveConditionally 18-10-2016

Pre-application was given in April 2016 and raised concern regarding overlooking between the proposed houses and the existing dwelling (7 Webb Close).

A stopping up order was served under Section 249 of the Town and Country Planning Act to enclose a grass verge at the side of the dwelling, in connection with planning application P/131/08. This application granted full planning permission for the erection of a 2 metre high fence and the use of the land as a residential garden.

REPRESENTATIONS

Representations received:

Pagham Parish Council

Pagham Parish Council

"on balance, the Committee did not wish to object to the application, however it wished to draw the Local Planning Authority's attention to the Pagham Village Design statement, a material consideration when determining applications. Webb Close fell in area 3 (Southern Pagham) where development criteria included ensuring frontage treatment and streetscape materials should be consistent. Additionally, where roadside pockets of green space are in evidence, to secure their preservation from loss."

The Parish Council also recently added the following comment:

"Pagham Parish Council has already commented on these proposals, however it would like to make the District Council aware of some concerns regarding overlooking from the residents of Webb Close, given the design characteristics of the properties whereby the

living accommodation is on the first floor, and the bedrooms are located on the ground floor. The residents were also concerned that the proposals would exacerbate existing parking issues in the area, regarding the access to the garages belonging to properties in Mulberry Court. We would appreciate residents views being considered when determining this case."

7 letters of objection have been received raising the following concerns:

(1) Loss of seaview;
(2) Overlooking from new first floor windows (30, 32, 33 & 35 Mulberry Court);
(3) On-street parking will conflict with access to Mulberry Court garages;
(4) Loss of 3 existing on-street spaces;
(5) Impact on emergency access to 27-37 Mulberry Court;
(6) No noticeable benefit to the local economy and will increase pressure on school places;
(7) Potential disruption during construction including to wildlife;
(8) Light pollution from internal lighting in the new houses;
(9) Land in question used to be a communal space but was sold off by the Council; and
(10) Loss of light to Mulberry Court.

Comments on Representations received:

The Pagham Village Design statement will be referred to in this determination. However, the site in question is not considered to be a pocket of green space as it forms part of private garden and is fenced off from the road. The Council is aware of the concerns raised by residents and provide the following comments in respect of these:

(1) Noted, however there is no right in planning to a view;
(2) This will be discussed in the reports conclusions;
(3) This will be discussed in the reports conclusions;
(4) This will be discussed in the reports conclusions;
(5) This will be discussed in the reports conclusions;
(6) The Council does not have a policy preventing development on the grounds that there may not be sufficient school places.
(7) This would not be a long term impact. A condition could be imposed to require pre-approval of construction management details;
(8) Noted but the Council cannot prevent these houses solely on the grounds of light pollution from internal rooms and also cannot control interior lighting;
(9) Noted however this has no bearing on the current site or application;
(10) This will be discussed in the reports conclusions.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
WSCC Strategic Planning
Ecology Advisor
Natural England

Consultations responses received:

NATURAL ENGLAND - No objection: "This application is within 5km of Pagham Harbour SPA and will lead to a net increase in residential accommodation. Subject to the financial contribution as required through Arun District Councils policy, Natural England is satisfied that the applicant have mitigated against the potential adverse effects of the development on the integrity of the European site, and have no objection to this aspect of the application."

WEST SUSSEX HIGHWAYS - No objection although do raise concerns over access by fire and

waste vehicles:

"Summary
The applicant is seeking to erect two x 2 bed dwellings on land to the rear of 7 Webb Close. Access to this proposal shall be made from Woodfield Close, which also serves a number of residential garages and is subject to vehicular parking along the roadside. Woodfield Close is a residential D class road subject to 30mph speed restrictions, however due to the on street parking present, it is not anticipated that vehicles are traveling over 20mph on approach to the site. There have been no previous Highways consultations at the above address and there have been no recorded Highways collisions or personal injury claims at the proposed point of access onto Woodfield Close.

Access
WSCC Highways has liaised with the Fire Access Manager a who has advised that the address of the proposed dwellings would alter the route in which emergency vehicles would take when responding to any potential emergency. For example if the postal address is 9-11 Webb Close the fire appliance would be sent to Webb Close and it would be within 45 meters of all parts of the dwelling and accessible to a hydrant via the footpath link. If the addresses are 1-2 Woodfield Close then the access route would be difficult to navigate, not by design but by the presence of parked cars on the access road and turning area within Woodfield Close. This may also prove to be an issue with rubbish collection and therefore it is advised that the applicant seek advice from the Arun Waste and Recycling Authorities. To try to control parking or access within this location would potentially have an impact on the surrounding area- however this would be an amenity issue which the Local Planning Authority (LPA) may wish to consider.

Parking
Due to the nature of Woodfield Road being to predominantly serve garages and parking, it is not considered that an additional two dwellings would generate a material increase in vehicular movements within this location. Parking provisions have been supplied which allows for two spaces at each dwelling off of the road, this data has been compared to data from the parking demand calculator which suggests that this would be sufficient for a development of this size. Secure and covered cycle parking has been proposed within this development which the LHA supports, this should be sealed via condition in the event of any permission on this application.

Sustainability
The site is located within a sustainable area of Pagham, with local shops a short walk or cycle from the proposed which is served via linking pedestrian footways from Webb Close. A regular bus service runs through Pagham, the nearest stop to the proposed is at The Parade- a 5 minute walk away; this connects to Bognor Rail Station for commuting further afield.

Conclusion
Based on plans and documents provided by the applicant and from observation of WSCC mapping data, The LHA does not consider that the proposal would have a severe impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal. Should planning consent be obtained, the following conditions are advised to be sealed alongside it."

CDC ENVIRONMENT OFFICER - No objection subject to conditions. Comments in full on the Council's website.

ADC DRAINAGE ENGINEERS - No objection: "Infiltration to be investigated for surface water drainage. Please apply standard conditions ENGD2A."

Comments on Consultation responses:

All comments noted.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Pagham Harbour Zone A;
No Public Sewer;
Tree Preservation Order;
PD Restriction/Open Plan Condition; and
Flood Zone 1.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	AREA13	Sites of International Importance for Nature Conservation
	GEN2	Built-up Area Boundary
	GEN5	Provision of New Residential Development
	GEN7	The Form of New Development
	GEN9	Foul and Surface Water Drainage
	GEN10	Tidal Flooding and Coastal Defence
	GEN11	Inland Flooding
	GEN12	Parking in New Development
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality D DM3 External Space Standards D SP1 Design ECC SP2 Energy and climate change mitigation ENV DM4 Protection of Trees ENV DM2 Pagham Harbour SD SP2 Built-Up Area Boundary T SP1 Transport and Development W DM3 Sustainable Urban Drainage Systems W DM2 Flood Risk

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Aldingbourne; and Yapton.

Pagham Parish Neighbourhood Plan:

In December 2014, the Pagham Neighbourhood Plan was withdrawn from the examination process in order to produce further studies in respect of the impact on the Pagham Harbour SPA/Ramsar Site. This work has been completed and the Regulation 14 'pre-submission consultation & publicity' stage was undertaken between 02/10/15 and 13/11/15. It is therefore necessary, in accordance with paragraph 216 of the NPPF, to have regard to the Draft Neighbourhood Plan as a material planning consideration.

The Draft Plan sets out housing allocations for the area for the period 2014-2019 and only allocates approximately 125 dwellings on two sites on Pagham Road. However, it is noted that paragraph 4.29 of the postamble to Policy 2 states that:

"There are sites that may be suitable for housing and other uses not allocated within this plan that may come forward as windfall sites within the Plan period. Where this occurs these will be required to be acceptable in terms of impacts on the designated site of Pagham Harbour; flood risk; density and design; landscaping and impacts on the sensitive landscape and suitable with regard to utility and highways infrastructure."

It is considered that the following policies to be relevant to this application:

Policy 1: A Spatial Plan for the Parish;
Policy 2: Housing Site Allocations; and
Policy 3: Housing Design.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site is located within the built up area boundary where the principle of new development is considered to be acceptable subject to other policies in the development plan.

Although paragraph 49 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable housing development, as the site lies within Pagham Harbour Special Protection Area Zone A, paragraph 119 also applies and states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds and Habitats Directives is being considered.

It is noted that the emerging Pagham Neighbourhood Plan allows for the principle of residential windfall sites outside of the proposed site allocations.

VISUAL AMENITY & CHARACTER:

The character of the area is mixed with bungalows to the south, a two storey terrace of houses to the northwest and two storey link attached dwellings to the east. Each of these dwelling types also has its own standard of plot width and depth. Given this mixed nature, it is considered that two storey semi-detached dwellings would be generally appropriate in the context of the surroundings. Furthermore, the submitted site layout demonstrates that the two houses can be sited in such a way as to ensure a fairly spacious layout with regard to both private amenity space and car parking.

PAGHAM VILLAGE DESIGN STATEMENT:

The Pagham Village Design Statement was adopted by the Pagham Parish Council in 2007 and is a material consideration in the determination of this application. The Statement breaks up the district into several character areas and does this by road name. On this basis the site would appear to fall between two areas: Kings Beach Estate (including Woodfield Close and Mulberry Court) and Southern Pagham (including Webb Close).

Development in the Kings Beach Estate area is expected to:

* Retain open plan aspects, avoiding front garden walls; frontage and streetscape materials should be consistent;
* Preserve existing green space and amenity trees within the development;
* New or replacement buildings or extensions should not vary significantly in height or bulk from those nearby;
* Where planning permission is required, preserve existing separation of dwellings, and prevent un-neighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings;
* Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings; and
* It is desirable to retain the present shops on The Parade, unless it is shown that retail use is no longer viable.

Development in the Southern Pagham area is expected to:

* Exercise care to prevent loss of privacy in any extension or new build by virtue of existing comparatively high-density linked dwelling development;
* Significantly obtrusive enclosure of frontages should not be permitted;
* Avoid elements of construction, hard surfacing or landscaping which might inhibit free drainage within identified flood risk zone;
* Frontage treatment and streetscape materials should be consistent;
* Where roadside pockets of green space are in evidence, secure their preservation from loss; and
* Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings.

This site is private garden already enclosed by 2m high close boarded fencing and there are no trees within the site. The proposed houses will be two storeys with no roof accommodation and the amount of development is considered to be appropriate for the size of the plot. Residential amenity concerns will be discussed below.

RESIDENTIAL AMENITY:

It was previously considered that the proposed rear windows would overlook the rear garden of 7 Webb Close at only a distance of about 11.5m and that the external stairway on the side/rear of 7 Webb Close would allow easy views of both the proposed rear gardens and the proposed rear principal windows. However, the applicant has proposed (a) to landscape the rear gardens in order to provide screening; and (b) to erect a 1.8m obscure glazed screen to the side of the stairway. These are considered to overcome the earlier concerns. Both of these mitigation

measures will be the subject of conditions.

The front of the building faces east and there are no residential dwellings in this direction. However, the design does include first floor flank windows serving the internal stairs and these windows would allow overlooking of the gardens to the south and the first floors of the terraced houses to the north. For this reason, it is recommended that a condition be imposed requiring that these two windows be obscure glazed. This will be sufficient to prevent any loss of privacy.

Certain local residents of Mulberry Court also consider that the proposed dwellings will result in a loss of light to their properties. However, at the closest point, the interface distance between the new houses and the edge of one of Mulberry Courts rear gardens is 14m. Although the new houses will be to the southeast of Mulberry Court, it is considered that any shading will only occur to the existing hardstanding and garages located in the space between the two sites.

HIGHWAYS & PARKING:

A number of local residents have raised concern that the new houses will interfere with current parking arrangements such that 3 existing on-street spaces will be lost (these being adjacent to the kerbed edge of the application site) and access to the existing garages will be more difficult if new residents' park on-street. There is also concern over emergency vehicle access.

In respect of parking; the West Sussex Parking Demand Calculator sets out a likely demand, based on 2 allocated spaces for each 2 bedroom dwelling, of 4 spaces. The proposal therefore meets this demand and in the absence of any objection from WSCC Highways on parking grounds, it is not considered that an objection can be sustained.

The development of the site will result in a reduction in the availability of on-street spaces within the location although the exact number cannot be confirmed as there are no formal on-street spaces lost and not all of the kerbs would be lowered. However, this will provide greater space for the manoeuvring of vehicles.

The proposed access arrangements include the ability to drive off the site in a forward gear via the proposed turning head/off street parking spaces. However, Pagham Road has a 30mph limit and there is good visibility to both North and South. The West Sussex Parking Demand Calculator advised that the proposal would attract a demand of 6 spaces based on 3 allocated spaced per dwelling. The proposal accords with this level of demand and subject to a condition preventing the use of the parking areas or garages for purpose other than for the parking of vehicles, would be acceptable.

WSCC Highways do have some concerns regarding access to the site by emergency and waste vehicles. However, regarding emergency access, they do note that the site itself could be accessed by a fire engine via Webb Close - and that although the route choice is dependent on the address of the new houses, it is considered that the fire service could access the site and indeed the rear of Mulberry Court via Webb Close if the other route was blocked.

Arun District Council Cleansing have confirmed that their contractors, Biffa, would not have any objections to the proposed development in respect of access to refuse bins.

FLOOD RISK:

Although the dwellings to the south are part within Flood Zone 3, the application site is entirely with Flood Zone 1. Furthermore, safe egress from the site is possible using land (Woodfield Close then Pagham Parade) which is also within Flood Zone 1 and therefore safe from flooding.

IMPACT ON PAGHAM HARBOUR & LOCAL BIODIVERSITY:

This site is within 400m of the defined edge of the Pagham Harbour Special Protection Area. The Harbour is a designated SSSI and has also been designated as a Special Protection Area and Ramsar site. As such it is protected through European Directive 92/43/EEC and nationally under Conservation of Habitats and Species Regulations. This has been incorporated into the emerging Local Plan through Policy ENV DM2, although policy AREA13 of the Arun Local Plan 2003 attempts the same thing. Policy ENV DM2 states with respect to Zone A that:

"development will only be permitted in exceptional circumstances where the developer is able to demonstrate there will be no detrimental effects on Pagham Harbour, including non-native species and the water environment. Regard shall also be had to tests 1-4 as set out in policy ENV DM1 (Designated Sites of Biodiversity or Geological Importance)."

Policy ENV DM1 states that: "1. Proposed development likely to have an adverse effect on land within or adjoining a Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.6 (either individually or in combination with other developments), will not normally be permitted. Exceptions will only be made where the following can be demonstrated:

a. There is no alternative solution (which shall be adequately demonstrated by the developer) and
b. There are reasons of public health or public safety or
c. There are benefits of primary importance to the environment or
d. There are imperative reasons of overriding public interest."

The applicant has not provided a justification in respect of these elements and instead has simply provided an ecological assessment of the site. However, Natural England has assessed the application and subject to the payment of the required £1275 per dwelling contribution, does not raise an objection. Furthermore, the Councils ecologist has appraised the scheme. This resulted in the submission of a further Reptile Mitigation Plan as well as a request for several conditions which seek to compensate for and mitigate the impacts of the development.

The applicant has agreed to the payment of the Pagham Harbour strategic access management measures contribution. Therefore, it is not considered that an objection should be raised in respect of policies ENV DM2 & ENV DM3.

INTERNAL & EXTERNAL SPACE STANDARDS:

It is necessary to assess the proposal against the internal space standards as set out in the Governments new Technical Housing Standards (Nationally Described Space Standard). The requirement for a two storey, 2 bedroom, 4 person dwelling is 79m2 and both of the proposed bungalows are 80m2 in size and therefore comply with this standard.

In respect of external standards, it is necessary to have regard to Policy D DM3 of the emerging local plan (publication version) which has been approved by the Council for development management purposes. The requirements in respect of the proposed dwellings is for private

gardens 10m deep and of at least 85m2 in area. Both gardens are 10.7m deep and have an acceptable area (84.3m2 and 85.1m2).

SUMMARY:

This is a sustainable urban location. It is considered that it can be developed with two houses without resulting in any adverse impacts on neighbouring properties, on nature conservation interests or on the character of the area. It is therefore recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

SECTION 106 DETAILS

This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £2,550 towards the cost of providing the access management measures relating to Pagham Harbour.

RECOMMENDATION

APPROVED CONDITIONALLY WITH A SIGNED SECTION 106 AGREEMENT

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, Block & Existing Site Plans" dwg. 15195/01a No Dims R1l;
"Location Block and Proposed Site Plans" dwg. 15195/01 R1;
"Location Block and Proposed Site Plans showing Dimensions" dwg. 15195/01a R1;
"Proposed Floor Plans, Elevations & Roof Plan" dwg. 15195/02;
"Existing & Proposed Street Scene from Point 'A'" dwg. 15195/03a;
"Existing & Proposed Street Scene from Point 'B'" dwg. 15195/03b; and
"Reptile mitigation plan - Post development compensation and enhancement".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

3 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed two buildings and in respect of new hardsurfacing have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

5 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion

of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

6 No development above damp proof course (DPC) level shall take place until details of the new screen wall/fences between the two properties has been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen wall/fence associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

7 No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety and in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.

8 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 included 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 & consequent obstruction to access in accordance with Policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition as it relates to construction activities.

9 The development must be carried out in accordance with the recommendations contained within the submitted Ecological Assessment (dated 05/08/16), the Reptile Mitigation Plan which details post development compensation & enhancement and the accompanying Working Method Statement for Site Clearance. The enhancements and mitigation measures shall be retained and thereafter maintained.

Reason: In accordance with Arun District Local Plan policy GEN29 and the National Planning Policy Framework.

10 None of the houses shall be occupied unless and until details for the storage of waste and recycling has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residents and the appearance of the streetscene in accordance with Arun District Local Plan policy GEN7.

11 The new dwellings shall not be occupied unless and until details indicating the placement of 2 nesting opportunities for birds (species such as swallows, swifts & housemartins) and a roosting structure suitable for bats on or around the buildings, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and thereafter retained to the satisfaction of the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of birds & bats in accordance with policies GEN7 and GEN29 of the Arun District Local Plan and the National Planning Policy Framework.

12 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 in accordance with Policies GEN7 & GEN12 of the Arun District Local Plan and the National Planning Policy Framework.

13 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and in accordance with Policies GEN7 & GEN12 of the Arun District Local Plan and the National Planning Policy Framework.

14 No external lighting shall be installed on the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should also minimise potential impacts to any bats using the site by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the site biodiversity (particularly in respect of bats) in accordance with Policy GEN29 of the Arun District Local Plan.

15 Should it prove necessary to clear bird nesting habitat during the bird nesting season, then within 24 hours of such works, a pre-works check for nesting birds should be undertaken by a CIEEM ecologist. If any active nests are found then all site clearance/demolition activities should cease and an appropriate buffer zone around the nest should be established. This buffer zone should be left intact until it has been confirmed that the young have fledged and the nest is no longer in use.

Reason: To safeguard the ecology of the area, and in the interests of birds in accordance with policies GEN7 and GEN29 of the Arun District Local Plan and the National Planning Policy Framework.

16 None of the houses shall be occupied unless and until a 1.8m high opaque screen has been erected to the existing external stairway of no. 7 Webb Close in accordance with the approved drawing 15195/03a. The opaque screen shall thereafter be permanently retained in perpetuity.

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

17 The first floor flank stairway windows on the north-western and south-eastern elevations of the buildings shall at all times be glazed with obscured glass and fixed to be permanently non-opening.

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

18 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the two dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

19 INFORMATIVE: Should any protected species or evidence of any protected species be found prior to or during the development, all works must stop immediately and an ecological consultant or Chichester District Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of this advice and provided with the contact details of a relevant ecological consultant.

20 INFORMATIVE: The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

21 INFORMATIVE: The wild flower areas could be further enhanced by the addition of a bee bank nearby, this will need specific management and an adjustment to the service provision. The bee bank should be constructed using sand, a tiny amount of concrete and a small amount of small stones/aggregate/pebbles. The rough dimensions should be 5 (L) by 2 (W) by 1 (H) meters and it
should be south facing to catch maximum sun.

22 INFORMATIVE: Regarding the management of the proposed wildflower areas; the service provision for these should include 2 hay cuts and collects per year the first being late February/early March and the second being in September. There should be no cuts made in the first year after sowing to allow the wild flower mixes to proliferate.

23 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

24 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £2,550 towards the cost of providing access management measures relating to Pagham Harbour.