

Recommendation Report for Planning Permission

REF NO: P/120/18/PL

LOCATION: 31 Lagoon Road
Pagham
PO21 4TJ

PROPOSAL: Replacement bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The existing rendered bungalow with the roof ridge paralleled the road and a detached garage would be replaced with a brick and flint bungalow with roof ridge running vertically to the road and partially detached garage on the south-western shared boundary. The proposed 3 bedroom bungalow would have a larger footprint, would be characterized by a hipped roof 2.9m high to the eaves and 5.3 to the ridge, would be 15.3m deep and 7.8m wide with a shallow hipped roof front projection and a garage (6.2x3m) partially attached to the dwelling. It would be set in from the north-eastern shared boundary by 1m and by 3m from the south western.
TOPOGRAPHY	Predominantly flat.
TREES	A significant tree off this site to the south-west, the root system of which may overlap the above plot and could be adversely affected by the proposal.
BOUNDARY TREATMENT	Dwarf brick wall to the front, timber panel fencing to the both sites and rear.
SITE CHARACTERISTICS	Residential bungalow with a detached rear garage on the north-eastern shared boundary. The property is set within the predominant line of properties on Lagoon Road on its south-eastern side.
CHARACTER OF LOCALITY	Residential area formerly characterised by dwellings created from railway carriages consisting of a variety of designs of bungalows. The site faces out on the western side to Pagham Lagoon. The area is designated as an Area of Special Character.

RELEVANT SITE HISTORY

P/4/57 Residential Development ApproveConditionally
02-10-57

History noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineering Services Manager

Engineers (Drainage)

Environment Agency

Environmental Health

Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Engineers comments:

Due to the scale and location of the proposed development we have no conditions to request. Surface water drainage should be designed and constructed in accordance with building regulations.

Environmental Agency comments:

The proposed development will only meet the National Planning Policy Framework's requirements if the suggested planning conditions are included.

Tree Officer comments:

There appears to be a significant tree off this site, the root system of which may overlap the above plot and so could be adversely affected by the proposals. This is usually determined by a professional assessment of the tree(s), which describes their condition and calculates a root protection area (RPA).

No supporting arboricultural information has been submitted with the application - a requirement of BS5837:2012. Therefore the applicant was asked to employ The Arboricultural Consultancy Ltd to prepare an arboricultural report (Tree Constraints Plan, Information and Tree Schedule) for this project and provide sufficient information to guarantee such trees would be adequately respected and protected. The applicant provided the required documents.

The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.

The extent of proposed tree removal and RPA incursion of retained trees is tolerable and unlikely to be detrimental to the visual amenity of surrounding area.

Conclusions:

After establishment a substantial overlap of the site from tree root systems has been established, a Tree Protection Plan and brief but supporting Arboricultural Method Statement have been required, to ensure they are adequately respected and protected. Both plan and document have now been provided, which

illustrate and describe the protective measures to be employed - which I find satisfactory so can lend this scheme my support.

Recommendations:

I recommend the above scheme for APPROVAL, subject to the following conditions being applied.

Environmental Health comments: no objection subject to conditions

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. No objections, subject to conditions.

POLICY CONTEXT

Designation applicable to site:

Pagham Harbour Access Management Zone A

Within Built- Up area boundary

Areas of Special Character 5

Within 2km of Bognor Reef SSSI;

Within 2km of Pagham Harbour SSSI;

Private Road;

Flood Zone 3;

Protected Coastal Area;

Article 4 Direction; and

Area of Special Advert Control.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
HERDM4	HER DM4 Areas of Special Character
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
QESP1	QE SP1 Quality of the Environment
SDSP2	SD SP2 Built-up Area Boundary
ECCDM1	ECC DM1 Renewable Energy
ECCSP2	ECC SP2 Energy and climate change mitigation
SDSP1	SD SP1 Sustainable Development
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD8	Areas of Special Character
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2011-31, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

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. 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).

On the 19th July 2019, the "Pagham Development Management Plan 2019-2026" was published. The Plan contains four policies. The PNP was published under regulation 14 and the necessary consultation period ended on the 31st August 2019. 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.

However, given the conflict between the PNP and the NPPF, the PNP should be attributed no weight at this time. It must also be highlighted that the PNP in its current format is not considered to be in general conformity with the Arun Local Plan and is therefore in conflict with Paragraph 036 (Reference ID: 41-036-20190509) of the Planning Practice Guidance.

Only policy DM1 is relevant to this determination and this states: "Minor development will be permitted in Pagham where any application for such development is supported by sufficient evidence to demonstrate that it is accordance with the development plan unless material considerations indicate otherwise."

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 lies within the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 and provided it is in accordance with other policies of the Local Plan covering such issues as visual amenity/character, residential amenity, highway safety and parking. Furthermore, this is an existing residential site and the proposal does not seek to intensify the number of dwellings occupying the site.

Regard should also be had to policy SD SP1 of the ALP which states that: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework." It is considered that the site is in a sustainable location within reasonable walking and cycling distance of a range of shops, facilities and services including bus stops. Whilst the private car would inevitably be required for some trips, future residents would have a realistic choice of transport options.

PAGHAM HARBOUR:

The site lies adjacent to Pagham Harbour. The Harbour is a designated Site of Special Scientific Interest (SSSI) and has also been designated as a Special Protection Area (SPA) and Ramsar site. As such it is protected through European Directive 92/43/EEC and nationally under the Conservation of Habitats and Species Regulations. This has been incorporated into the emerging Local Plan through policy ENV DM2 which states, in respect of sites within 0-400m of the Harbour (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 DM1 (Designated Sites of Biodiversity or Geological Importance)."

Policy ENV DM1 states that: "Proposed development likely to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1-17.7 or any subsequently designated sites (either individually or in combination with other developments), will not normally be permitted. Consideration will be given to the exact designated features present on the site, their scarcity/rarity and recognition of the protection offered by their existing status. Development on wildlife sites with the highest value will only be permitted exceptionally where the following can be demonstrated:

- i. There is no alternative solution (which shall be adequately demonstrated by the developer).
- ii. There are reasons of public health or public safety or
- iii. There are benefits of primary importance to the environment or
- iv. There are imperative reasons of overriding public interest."

The proposal seeks only to replace the dwelling and does so with only a small increase in footprint. It will not result in the introduction of residential occupiers onto a virgin site and does not increase the amount of residential curtilage. The proposal will therefore have only a negligible effect on the local environment. There is also no requirement for a contribution towards the Pagham Harbour SPA (as this is only sought where there is a net gain in the number of dwellings).

It is therefore considered that the proposal will be in accordance with Arun Local Plan 2011-31 policies ENV DM1 & DM2.

FLOOD RISK:

As according to the mapping on the Environment Agency's website, the site lies within Flood Zone 3.

Policy W DM2 of the Arun Local Plan 2011-2031 states that: "Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.
- c. The sustainability benefits to the wider community are clearly identified.
- d. The scheme identifies adaptation and mitigation measures.
- e. Appropriate flood warning and evacuation plans are in place; and
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment."

The applicants have provided a Flood Risk Assessment and the Council has sought advice from the Environment Agency. They have raised no objection subject to a conditions. It is therefore considered that the proposal complies with policy W DM2.

CHARACTER AND DESIGN:

Policy D DM1 of the Arun Local Plan 2011-2031 (ALP) requires that the Council have regard to certain aspects including:

- (1) Character - "Make the best possible use of the available land by reflecting or improving upon the character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";
- (2) Appearance/attractiveness - "Demonstrate a high standard of architectural principles, use of building materials, craftsmanship and hard and soft landscaping to reflect the local area";
- (13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and
- (14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Furthermore, policy D SP1 "Design" states that: "All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development

proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

Policy HER DM4 is also relevant as this site lies within an Area of Character. This states that:

"Within Areas of Character, as defined on the Proposals Map, planning permission or relevant consent will be granted subject to:

- a. The retention of buildings and other features such as boundary walls, hedges, trees, railings, open spaces, etc. which make positive contributions to the special character of the areas;
- b. The maintenance of an appropriate mix of uses where this is an important element in the character of an area;
- c. New development preserving, and where possible, enhancing the special character of these areas, particularly with regard to the characteristics identified by the Local Planning Authority."

It is also noted that the Areas of Special Character Supplementary Planning Guidance (SPG) document states that the Pagham Beach estate has an informality and distinctive seaside character imparted through the scale of development, the individual designs of buildings, the unmade roads and the surrounding Site of Special Scientific Interest (SSSI). The buildings are also almost all entirely detached and roof pitches rarely exceed 30°. The proposed roof pitch is around 30 degrees.

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. The site falls within the Beach Estate area and the following design development criteria are therefore relevant:

- Preferably no greater proportion than 45% of curtilage should be covered by the overall building conglomerate footprint;
- Single-storey replacement dwellings only, one plot one bungalow;
- Preserve character of area;
- Front boundaries should contribute to overall street scene;
- Try to preserve views over sea or open land; and
- Exercise strict control over any roof development, including garages, in accord with previous development guidelines (ERA/ASC).

The proposed replacement dwelling will be larger in footprint than the existing but the increase is not considered to be significant. Furthermore, the replacement dwelling, although higher remains a single storey bungalow with no attic accommodation. As such, it will be in character with surrounding dwellings within the Beach estate.

It is not considered that the dwelling will be particularly visible within street-scene. It will have greater visibility from viewpoints around the lagoon to the west and northwest but as the design of the house is considered to be appropriate, it is not considered that there will be harm to any viewpoints. It is not considered that the proposed dwelling will be contrary to any of the criteria within the Pagham VDS and the proposal is also judged to be in accordance with Arun Local Plan policies D DM1, D SP1 and HER DM4.

RESIDENTIAL AMENITY:

Arun Local Plan policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property

and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance." Regard should also be had to paragraph 127 of the NPPF which states that "Planning policies and decisions should ensure that developments: (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Finally, one of the relevant development criteria within the Pagham Village Design Statement is that privacy should be maintained and overshadowing or overlooking neighbours avoided.

The replacement dwelling would be set in from the shared boundary with No 33 by approximately 3m with a vehicular access and the main entrance on the south-western elevation. The garage would abut this boundary approximately in the position of an existing outbuilding of No 31. Except the main entrance, one bedroom and one high level living room window are proposed on the south-western elevation. There are two small windows on the flank elevation of No 33, however given the separation distance of approximately 7m between these two properties and a presumption of the new boundary treatment, the proposed windows would be screened out by it and there would not be any significant loss of light with respect to the neighbourhood to the south-west.

The property would be set in from the shared boundary with No 29 to the north-east by 1m and would be considerably deeper than existing, however given the existing garage abutting the shared boundary with property No 29, the rear elevation of new dwelling would project from the rear elevation of No 29 approximately 1m further than existing garage. The windows are proposed on the elevation facing to property No 29 however they are bathroom windows, utility window and door and window serving the kitchen. This has the potential to result in harm to the privacy of the neighbouring property. However, No. 29 has no flank windows which might otherwise be affected. Furthermore, with the proposed dwelling being only single storey, any new windows will be screened out by the boundary treatment and there would also not be any significant loss of light to the neighbouring plot.

It is therefore considered that the proposal is in accordance with policy D DM1 of the Arun Local Plan and the Pagham VDS.

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 of the ALP states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is therefore necessary to assess the proposal against the internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) in order to determine whether the proposed replacement dwelling is suitable for residential use.

The proposal is for a single storey, 3 bedroom 5 persons dwelling and the requirement is therefore 86m². The proposed floorspace has been calculated to exceed this figure (112m² proposed) and therefore is compliant with policy D DM2

ALP policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes. In any case, this is an existing residential site with an existing garden of a reasonable size.

PARKING:

Arun Local Plan 2011-2031 Policy T SP1 seeks to ensure that development: provides safe access to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

The WSCC Parking Demand Calculator anticipates a demand of three parking spaces. The proposal provides a garage of 6.2m x 3m with an area in front of garage for parking at least 2 vehicles. The garage meets the recommended minimum internal dimensions for single car garages of 3m x6m as set out in Manual for Streets (MfS), to be considered for parking provision and for cycle storage as well what would increase the sustainability of the property by offering alternative modes of transport to the private car.

WSCC Highways has not been consulted, however it is considered that local highway safety would not be detrimentally affected. It is therefore considered that the proposal is in accordance with policy T SP1 of the ALP.

SUMMARY:

It is considered that the proposed replacement dwelling is acceptable having regard to local character, visual and residential amenity. There is also considered to be adequate off-road parking and no adverse effect on local ecology. It is therefore recommended that this application be approved subject to the conditions below.

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:

DRW No 2 'Location and Block Plan as Proposed'

DRW No 1 'Ground Floor & Roof Plan'

DRW No 3 'Elevations'

Street-scene

Flood Risk Assessment & SUDS Strategy for Planning accomplished on August 2019 by ARK Environmental Consultancy Ltd

Arboricultural Impact Assessment and Method Statement, Ref No:0517.AMS, Version: One, dated 11 November 2019

Tree Constraints Plan Information and Tree Schedule, Ref No:0517, Version: One, dated 24 October 2019

Tree Constraints Plan

Tree Protection Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No 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 building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: Flood Risk Assessment- 31 Lagoon Road, Pagham, PO21 4TQ - ARK Environmental Consultancy Ltd) and the following mitigation measures it details:

· Finished floor levels of the dwelling are set at 300mm above ground level

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk to the proposed development and future occupants and comply with policy W DM2 of the Arun Local Plan.

- 5 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing will be inspected to verify it is 'Fit for Purpose' as required under British

Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan, TPP.LR.517.V1, 11th November 2019.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area and with policy ENV DM4 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to verify the fitness of protective fencing and ground protection measures prior to commencement of the proposed works.

- 6 When constructing the tree protection fencing, Heras panels must be double-clamped and sat in immovable block trays that are either staked or stabilized using an approved method such as described and illustrated in Figure 3, BS5837:2012, Examples of above-ground stabilizing systems.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area and with policy ENV DM4 of the Arun Local Plan.

- 7 All activity at the site is to be carried out in strict accordance with: - Arboricultural Impact Assessment and Method Statement, ref. 0517.AMS, Version: One, date: 11 November 2019.

Reason: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area and with policy ENV DM4 of the Arun Local Plan

- 8 If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Area/Zones, then prior to their installation a specific Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area and with policy ENV DM4 of the Arun Local Plan.

- 9 No development above damp proof course (DPC) level shall take place until details of boundary treatments have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such boundaries associated with them have been erected.

Reason: In the interests of amenity of existing and future residential occupiers in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

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

Reason: To provide car-parking space for the use and in accordance with policy T SP1 of the Arun Local Plan.

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

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, 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 District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

- 12 Construction/demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no works taking place on Sunday or Bank Holidays unless they are not audible outside of the application site.

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

- 13 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 or dormer windows to the 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 of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

- 14 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.

- 15 INFORMATIVE: Advice from The Environmental Agency: We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:
Department for Communities and Local Government: Preparing for floods <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
Department for Communities and Local Government: Improving the flood performance of new buildings: <https://www.gov.uk/government/publications/flood-resilientconstruction-of-new-buildings>

- 16 INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on (01903) 737555