

Recommendation Report for Planning Permission

REF NO: P/49/19/PL

LOCATION: The Coop
The Parade
Pagham
PO21 4TW

PROPOSAL: Variation of condition 2 imposed under P/4/18/PL relating to approved plans to construct a detached single storey double garage for plot 2.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to vary the approved 3 dwelling scheme by replacing existing approved garden with a new garage to plot 2. This will be 5.05m wide, 5.9m deep, 2.5m to the eaves and 4.8m to the ridge. It will be constructed in the same materials as already approved under P/8/19/DOC. The amended layout also maintains the two approved parking spaces for plot 2.
SITE AREA	0.15 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	20 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but there is a slight dip along the western boundary adjacent to 53 Sea Lane.
TREES	Three medium sized trees to the rear of the former Kings Beach Hotel building comprising a Goat Willow and two Macrocarpas (Cypress trees) but none affected by this proposal.
BOUNDARY TREATMENT	* 1.9m high close boarded fencing around the Kings Beach Hotel building; * 1.9m high close boarded fencing to the northern boundary with 1 The Parade/rear of 78 St Thomas Drive; and * 1.7m high close boarded fencing to the western boundary with 53 Sea Lane, increasing to 2m at the rear.
SITE CHARACTERISTICS	There is also new close boarded fencing within the site (securing the curtilages of the new dwellings). Building work on the site has already commenced in accordance with the approved planning permission.
CHARACTER OF LOCALITY	The surrounding area is considered to be a mix of retail and residential. Sea Lane is residential and is characterised by detached bungalows predominantly without dormers or roof lights. The Parade however has retail premises at ground floor with living accommodation above & to the rear. The Parade is a terrace of 2 storey buildings with a pitched roof, a parapet wall to the front of the roof and small dormer on the

rear. Each of these properties also has a flat roofed rear single storey projection. Retail uses consist of takeaways, a pharmacy, barbers, newsagents, dental surgery and opticians.

The neighbouring buildings most likely to be affected by the proposals are as follows:

* 1 The Parade - funeral shop at ground floor with living accommodation above/behind. One ground floor flank window facing the site which has metal bars over it so not considered to be for living accommodation. Principal window at rear first floor;

* 53 Sea Lane - bungalow with no first floor accommodation. Four ground floor windows facing the site. Ground floor patio doors on the rear; and

* 55 Sea Lane - bungalow with velux roof light overlooking the site. Ground floor windows screened by existing 2m high fencing.

RELEVANT SITE HISTORY

P/48/19/NMA	Non material amendment following the grant of reference P/4/18/PL for repositioning of mini roof gable to over front door to Plot 2 (former bungalow 1 in planning documentation). Approve 11-06-19
P/10/19/NMA	Non material amendment following the grant of P/4/18/PL to change from window to French doors in bedroom 2 (plot 2) & addition of velux window to second floor of plot 3. Approve 04-03-19
P/8/19/DOC	Approval of details reserved by condition imposed under ref P4/18/PL relating to Condition No 5 materials, Condition No 6 landscaping & Condition No 8 external lighting. DOC Approved 02-04-19
P/95/18/DOC	Application for discharge of conditions imposed on planning reference P/4/18/PL relating to condition 6 - DPC & Landscaping DOC Approved 06-11-18
P/83/18/DOC	Approval of details reserved by condition imposed under P/4/18/PL relating to conditions 4-surface water drainage & 5-colour schedule for materials & finishes. DOC Approved 22-01-19

P/4/18/PL	Erection of 1 No. 4-bedroom house and 2 No. 3-bedroom bungalows including shared use of existing vehicular accesses to convenience store and associated parking, landscaping, bin and cycle storage. This application may affect the setting of a Grade 2 Listed Building.	App Cond with S106 04-05-18
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council
"No objection"

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

ADC DRAINAGE ENGINEERS - no response received.

COMMENTS ON CONSULTATION RESPONSES:

Notwithstanding the lack of a response, the site already benefits from a drainage strategy agreed by discharge of condition under P/8/19/DOC.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
Pagham Harbour Zone A;
Flood Zone 1 (Low Risk);
Nearby Grade II Listed Building; and
Public Sewer on Site.

It should be noted that although the adjacent Kings Beach Hotel was at the time of application P/4/18/PL, designated as an Asset of Community Value, it has now been removed from the Arun DC register.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
HDM1	H DM1 Housing mix
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
ECCSP2	ECC SP2 Energy and climate change mitigation
HWBSP1	HWB SP1 Health and Wellbeing
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
ENVDM2	ENV DM2 Pagham Harbour
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WSP1	W SP1 Water
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

PDS	Pagham Parish Council's Village Design Statement by PaghamPC
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POLICY COMMENTARY

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

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

The 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).

Pagham Parish Neighbourhood Plan (PNP):

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 can only be attributed exceptionally limited 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. Notwithstanding, none of the 4 PNP policies would be applicable to this proposal.

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 either the visual amenities of the locality or the residential amenities of the adjoining properties. Furthermore, there is no loss of parking, no harmful loss of garden space and no harm to designated heritage assets.

OTHER MATERIAL CONSIDERATIONS

It is material that planning permission has already been granted for 3 dwellings on this site and that this permission has been lawfully commenced. On this basis, it would not be appropriate to assess any aspects of the scheme other than the loss of a small area of garden and the creation of a new double garage.

CONCLUSIONS

PRINCIPLE:

The site lies in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) and provided it is in accordance with other policies of the Local Plan covering such issues as visual/residential amenity, parking, heritage assets and external space standards. Furthermore, the site benefits from an extant planning permission which has been commenced. The changes proposed by this application concern only the erection of a garage to provide additional parking and external storage within part of the approved garden to plot 2.

VISUAL & RESIDENTIAL AMENITY:

Policy D DM1 of the Arun Local Plan requires that the Council seek to make the best possible use of the

available land by reflecting or improving upon the character of the site and the surrounding area. It also requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is also necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area. The policy also requires that the scale of development keep within the general confines of the overall character of a locality. In respect of residential amenity, the policy requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land.

Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". Policy D SP1 requires development to make an efficient use of land and also reflect local character.

The Pagham Village Design Statement (PVDS) was adopted by the Pagham Parish Council in 2007 and is a material consideration in the determination of this application. The site falls within the Kings Beach Estate character area and the following development criteria are therefore relevant:

- (1) Retain open plan aspects, avoiding front garden walls; frontage and streetscape materials should be consistent;
- (2) Preserve existing green space and amenity trees within the development;
- (3) New or replacement buildings or extensions should not vary significantly in height or bulk from those nearby;
- (4) Where planning permission is required, preserve existing separation of dwellings, and prevent unneighbourly cramped or visually intrusive closure of gaps or establishment of ill-conceived linkages between buildings; and
- (5) Exercise strict control over any roof development likely to be particularly intrusive by virtue of proximity to neighbouring dwellings.

The proposed double garage will be sited between the flank wall of the plot 2 bungalow and the rear of the adjacent former Kings Beach Hotel building (now occupied by the Co-op). It will be lower in height than the latter and although it will have comparable height to the approved bungalow it will be clearly smaller in footprint and bulk than both buildings. Furthermore, the position of the garage is such that it will be largely hidden from the road frontage with Sea Lane (glimpsed views may be possible but these will be framed by the other buildings) and hence have no materially harmful impact on the streetscene. The garage is to be constructed in the same materials as the approved bungalow and this further lessens any impact to the character of the area.

The proposal does result in the loss of some new green space within the approved layout and in that regard does conflict with the PVDS. However, this is not considered to be so significant so as to warrant a refusal. The only residential amenity impact is a slight amount of shading to the very rear of the garden to the new plot 3 house when the sun is in the west. This is not considered to be significant. On this basis, the proposal is considered to comply with ALP policies D DM1, D SP1 and QE SP1.

PARKING:

Policy T SP1 seeks to ensure development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of parking, it states: "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 proposed garage will add two further parking spaces for plot 2. The layout also shows the retention of the existing approved two spaces and therefore, even if the garage were to be used for purposes other than parking, there would be no harm to highway safety. On this basis, it is not necessary to restrict the long term use of the garage. There is therefore no conflict with policy T SP1 of the Arun Local Plan.

HERITAGE ASSETS:

The curtilage of plot 2 does not directly abut but is within only 7m of the curtilage of the Thatched Cottage, a Grade II listed Building. The garage will be 27m from the same curtilage. As such, it is considered that the proposal could affect the setting of this designated heritage asset.

ALP Policy HER DM1 requires that proposals protect and, where possible, enhance the setting of Listed Buildings. In addition, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

It is necessary to consider policy guidance in the National Planning Policy Framework (NPPF) which sets out several steps when considering impact on heritage assets. Para 189 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 190 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. It is then necessary to counterbalance the harm with the level of public benefits associated with the proposal (as set out in paras 193-196).

The applicants have not provided a Heritage Statement and as such, there is conflict with paragraph 189 of the NPPF. However, it is material that no such Statement was provided with application P/4/18/PL and at that time, the Councils Conservation Officer stated that:

"Given the presence and proximity of the two existing adjacent properties (no. 55 Sea Lane and 78 St Thomas Drive), it is considered that the physical impact on the setting of the Thatched Cottage would be minimal. The existing Kings Beach Hotel would be a more dominating feature than the proposed, and as such there are no conservation issues"

It should also be noted that at the time of the previous application, the assessment by the Conservation Officer was made with regard to the whole scheme but also that the closest building was the plot 2 bungalow (at 16m from the Thatched Cottage's curtilage). It is material that the proposed garage is further from this boundary. On this basis, it is considered safe to state that there would be no harm to the nearby heritage asset. On this basis, it is not necessary to consider public benefits and it is considered that the new garage will not adversely affect the designated heritage asset and as such is in accordance with ALP policy HER DM1 and with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

EXTERNAL SPACE STANDARDS:

ALP policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace deleted policy D DM3 "External Space Standards" (deleted at the request of the Local Plan Inspector). Until this Design Guide is published, there is no policy within the ALP regarding private gardens sizes. However, para 127 of the NPPF states that planning decisions should ensure that developments have a

high standard of amenity for existing and future users.

Even with the loss of this small area of side garden, the new dwelling still retains a decent amount of private rear garden. The amount of external amenity space is considered to be acceptable and the proposal is therefore in accordance with the advice in the NPPF.

SUMMARY:

The application seeks only to make a relatively minor changes to the approved layout by providing a new garage to plot 2. It is not considered that this creates any additional harm and that the proposal is in accordance with the policies of the development plan and other material considerations. It is therefore recommended that permission be granted. The following conditions are those as imposed on P/4/18/PL but amended to (a) reference the new plans; (b) reference the date of the original planning permission; and (c) reflect the details as already approved by the discharge of 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

The original application ref P/4/18/PL was subject of a section 106 legal agreement relating to a contribution of £2,613 towards the mitigation of the impacts of the development on the Pagham Harbour Special Protection Area.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the

4th May 2018 (being the date that planning permission was granted for P/4/18/PL.

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:

- * HHKBCP01 Rev C "Site Plan with Plot 2 Garage" (including Location Plan)
- * 17.3030.100 Rev P4 Proposed Site Layout including Bin & Cycle Store Details (this is superseded in part by HHKBCP01 Rev C in respect of the position of the garage to plot 2);
- * 17.3030.103 Rev P1 Bungalow 1 Proposed Floorplans & Elevations;
- * 17.3030.104 Rev P1 Bungalow 2 Proposed Floorplans & Elevations;
- * 17.3030.101 Rev P1 House 1 Proposed Floorplans;
- * 17.3030.102 Rev P1 House 1 Proposed Elevations;
- * KBDG01-001 Rev C "Double Garage Plan, Section & Elevation"; and
- * 17.3030.105 Rev P1 Existing & Proposed Context Elevations from Sea Lane.

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

- 3 The development permitted by this planning permission shall only be carried out in full accordance with the mitigation measures set out within the submitted Noise Impact Assessment by Airtight & Noisecheck Limited ref Test/Job No: 16262 (dated 14-15 December 2017). The mitigation measures shall be fully implemented prior to occupation of any of the dwellings and permanently adhered to thereafter. There shall be no deviation from these mitigation measures without approval in writing from the Local Planning Authority.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

- 4 The development shall be implemented in accordance with the surface water drainage scheme which was approved by the Local Planning Authority on the 22nd January 2019 (ref P/83/18/DOC) and which consisted of drawings A18237-0200-C3 "Drainage Layout" and A18237--0201-C1 "Typical Details". The approved drainage scheme shall be fully implemented prior to occupation of any of the dwellings and shall be permanently retained in good working order thereafter.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM2 and WDM3 of the Arun Local Plan.

- 5 The development shall be implemented in accordance with the materials as approved by the Local Planning Authority on the 5th March 2019 (ref P/8/19/DOC) and which consisted of the following items:

- (1) Brick - Weinerberger Warnham Nutcombe Multi-Stock; and
- (2) Roof Tile - Weinerberger 20/20 Flanders Interlocking Clay tile.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to protect the setting of the nearby Listed Building in accordance with policies D DM1 and HER DM1 of the Arun Local Plan.

- 6 The development shall be implemented in accordance with the landscaping scheme as approved by the Local Planning Authority on the 5th March 2019 (ref P/8/19/DOC) and which was detailed on the submitted Hard and Soft Landscaping Plans Refs CLD/605.1/18 Revision

7. The approved landscaping shall be carried out in the first planting and seeding season, following the occupation of the building 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: Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 7 No part of the development shall be first occupied until the car parking (including the new garage to plot 2) 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 D DM1 and T SP1 of the Arun Local Plan.

- 8 The development shall be implemented in accordance with the lighting scheme as approved by the Local Planning Authority on the 5th March 2019 (ref P/8/19/DOC) and which consisted of the use of downwards facing lighting as described by the submitted "External Lighting Schedule" Rev A. The lighting as approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with policies QE DM2, QE SP1 and ENV DM5 of the Arun Local Plan.

- 9 No removal of trees, shrubs or other vegetation that may contain birds' nests shall take place between 1st March and 31st August inclusive, unless a suitably qualified ecologist/wildlife specialist has undertaken a careful, detailed, check of vegetation for active birds' nests immediately before the vegetation is cleared and confirmed that no nests will be harmed. Where nests are discovered, the vegetation shall remain in place until nesting activity has ended naturally and the ecologist has confirmed that it is safe to proceed.

Reason: To prevent interference with the breeding success of wild birds in the interests of biodiversity conservation, as well as to ensure compliance with the legal protection of birds, their nests and eggs under Section 1 of the Wildlife and Countryside Act 1981, as amended and in accordance with policy ENV DM5 of the Arun Local Plan.

- 10 The ground floor bathroom window on the western elevation of bungalow 2 shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 11 The ground floor toilet window on the southern elevation and the first floor en-suite window on the northern elevation of house 1 shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of both future occupiers and the adjacent property in accordance with policy D DM1 of the Arun Local Plan.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking or enacting that Order) no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the western wall of bungalows 1 & 2 and the eastern or western walls of House 1 without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of both future occupiers and the adjacent property in accordance with policy D 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 (including porches or dormer windows) to any of the three dwellings 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 and maintain adequate amenity space in accordance with D DM1 of the Arun Local Plan.

- 14 Should any sewer be found during construction works then all development activities taking place within 5m of the external edge of the sewer shall cease and they shall not recommence until full details of the proposed measures to be undertaken to protect the existing public sewer have been submitted to and approved in writing by the local planning authority (in conjunction with Southern Water) and then implemented in accordance with the agreed details.

Reason: To ensure that the proposed development does not result in any damage to the existing foul sewer in accordance with policy W SP1 and W DM1 of the Arun Local Plan.

- 15 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 16 INFORMATIVE: This decision is subject of a Section 106 legal agreement as attached to ref P/4/18/PL relating to a contribution of £2,613 towards the mitigation of the impacts of the development on the Pagham Harbour Special Protection Area.
- 17 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.
- 18 INFORMATIVE: It is noted that the high level windows on the eastern elevation of 53 Sea Lane currently allow views into the site above the height of the boundary fence and this may affect the privacy of the proposed garden to bungalow 2. The raising of the boundary fence or addition of boundary landscaping may mitigate this problem.