

Recommendation Report for Planning Permission

REF NO: R/60/22/PL

LOCATION: The Windmill Inn
Mill Lane
Rustington
BN16 3JN

PROPOSAL: Extension and remodelling of existing public house to form hotel with 20 No bedrooms and associated parking and landscaping. This site is in CIL Zone 4 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is for the extension and remodelling of the existing public house to form a 20-bedroom hotel and includes reconfiguration of the existing car park to provide 27 spaces. The application involves demolition of the existing single storey extensions to the side and rear of the existing building and construction of a 1.5 storey extension to the rear, 2 storey side extension (7.8m high) and single storey extension (2.9m high) to the northwest to provide a spa treatment room and an indoor pool, in addition to conversion of the existing roof space. The main entrance to the hotel will be from the side car park.

SITE AREA

2472 sqm

TOPOGRAPHY

Predominantly flat. The public house is located at a slightly higher level than the cottages to the north.

TREES

None of any significance affected by the proposed development. 2 Hornbeam trees within the pub garden and on the rear boundary indicated for removal are not of good quality.

BOUNDARY TREATMENT

The site is enclosed by fencing to rear and sides.

SITE CHARACTERISTICS

The site is occupied by a Public House with a restaurant and comprises a 2-storey detached building with white painted and tile clad elevations. The roof is pitched with plain tiles and has large brick detailed chimneys. A car park is located at the entrance to the south of the site and a beer garden to the east. The existing building has been extended previously to the east and north with flat and pitched roof single storey additions. The garden also has a covered canopy seating area, extending the length of the garden adjacent to the car park, which is part clad in timber boarding.

CHARACTER OF LOCALITY

The site is located within a predominantly residential area with single storey residential properties to the rear (Fircroft Crescent) and detached 2 storey dwellings adjoining to the

south and north and opposite in Mill Lane. A disused former commercial unit occupies the site immediately to the north east.

RELEVANT SITE HISTORY

R/102/17/PL	Retention of patio & brick boundary wall, exterior lighting onto front elevation, removal of porch from side elevation with former entrance doors replaced by 1 No. window, removal of door on front elevation replaced by 1 No. window, kitchen extraction system & exterior ducting, internal/external eight camera CCTV system, wooden dual pitch roof structure to rear elevation, exterior car park & rear garden lighting, childrens wooden play equipment to rear elevation, raised patio area in rear garden with pergola, raised patio in rear garden adjacent to rear boundary, smoking shelter adjacent to car park & remove storage of beer kegs from car park to be stored in lockable keg store to side elevation.	ApproveConditionally 02-08-17
R/274/05/	Single storey rear extension to restaurant/dining area, alteration to female toilets to provide disabled w.c, minor alteration to kitchen/store to provide staff w.c minor external landscaping.	ApproveConditionally 21-02-06

REPRESENTATIONS

Rustington Parish Council - No Objection.

19 Objections:

- Car parking spaces proposed will be insufficient. 20 will be taken up by the hotel leaving 7 for the bar and 78-seater restaurant which means there will be overspill parking in surrounding residential roads, Windmill Drive which already has overspill parking, Fircroft Crescent, Worthing Road and Albert Road would also be affected. Mill Lane has become the main route to Rustington and traffic has increased in the last five years.
- Cars have some difficulty in turning in and out of the present entrance.
- How will noise from wedding/parties be monitored/controlled? Noise nuisance is already experienced from the porch area.
- The north elevation has 6 full length windows/doors looking down neighbouring garden.
- No notification of the proposed development.
- The hotel is superfluous as there is already sufficient provision of a large range of hotels and visitor accommodation. There is also a plethora of eateries, restaurants, pub foods and takeaways in the area, another restaurant would add nothing to the variety and quality of meals already provided.
- Concern regarding felling of mature trees. Trees T1 and T2 will be removed to allow space for a refuse store which could be positioned elsewhere.
- Neighbours are already overlooked by the front terrace and wall that was constructed without planning

permission. Loss of privacy from tree climbing within pub garden.

- The proposal shows that the building will extend to the rear gardens in Fircroft Crescent. The southern side of the development shows windows on the second storey which would overlook surrounding properties in Mill Lane and Fircroft Crescent thus impacting on the seclusion and privacy enjoyed.
- The building will loom and overwhelm the bungalows and will be a blot on the landscape.
- If the eastward extension was only a single storey its impact on the neighbouring properties would be greatly reduced.
- The Design and Access Statement claims that the galvanized steel duct work kitchen vent will be 1m above any roof ridge within 20 metres of the kitchen. However, this does not appear on the drawings and could be prominent and visually displeasing.

1 Support:

- Would be a visual improvement on the present view of the building.

COMMENTS ON REPRESENTATIONS RECEIVED:

The application has been advertised in accordance with procedure with a notice posted to the rear in Fircroft Crescent.

The other comments are addressed in the conclusions section of the report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection.

No conditions suggested.

Landscape Officer - No Objection.

Mitigation landscaping would be required to enhance the external setting and building into the surrounding environment with the need for onsite green infrastructure and should be conditioned.

Any tree removal from this site should be agreed with the Tree Officer. Root protection Areas (RPA) should extend into the development site and to those in neighbouring land. Before construction, a tree protection scheme must be in place for any retained trees including trees whose root protection areas fall within the construction zone from neighbouring land.

County Highways - No Objection.

Swept paths diagrams of emergency vehicles and delivery vans within the Travel Statement demonstrate that vehicles will be able to turn within the site and exit in forward gear. Visibility splays of 2.4m x 43m are achievable along both sides of Mill Lane which is adequate for the 30mph speed limit.

Adopted Parking Standards require 20 car parking spaces and 27 are proposed (including 2 disabled spaces). Mill Lane has no parking restriction, but this level of vehicle parking provision would avoid any highway safety concerns arising due to overspill parking.

Safe and secure provision for 6 cycle parking is made and should be retained.

TRICS database estimates the number of trips generated by the existing pub and restaurant and future use as a hotel. These figures indicate the future uses generate fewer trips compared to the existing uses. The proposal generates 119 fewer weekday daily traffic trips and a reduction of 65 daily trips during the weekends.

Mill Lane has continuous, well-lit footways along both sides which connect onto wider footway network for easy accessibility to nearby services and amenities. The nearest bus stops are within 200m which provides connectivity to nearby towns and villages. Angmering train station is located within 1 km.

Car and cycle parking and Electric Vehicle Charging (EVC) facilities should be conditioned.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
TOUDM1	TOU DM1 Tourism related development
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity

[Rustington Neighbourhood Plan 2014 Policy 6](#) Local Employment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
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SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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 relevant policy within the Rustington Neighbourhood Plan has been considered.

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 there would be no materially adverse effect on visual or residential amenity.

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

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

(a) the provisions of the development plan, so far as material to the application,

(aza) a post examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The key policy considerations in the determination of this application are policies SD SP2, EMP DM1 and TOU SP1 and TOU DM1 of the Arun Local Plan (ALP) 2011 - 2031.

The site lies in an urban area where the principle of development is considered acceptable. Given the location of The Windmill, the principle of modernisation and extension would be acceptable. Policy SD SP2 of Arun Local Plan seeks to focus new development within the built-up area boundary and the proposal would be compliant with this policy.

VISUAL AMENITY AND CHARACTER OF THE AREA

Para 130 of the National Planning Policy Framework (NPPF, 2021) requires that applications for developments (b) are visually attractive as a result of good architecture and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting. Para 134 of the NPPF states 'Development that is not well designed should be refused'.

Planning Policies and Central Government Advice support the efficient and effective use of land. Policy D SP1 of the Arun Local Plan requires that development proposals make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, scale, and materials. The agent states 20 bedrooms for a hotel was the minimum required to make any scheme viable. However, no viability evidence has been submitted to substantiate this assertion. It is acknowledged that Public Houses on their own can be difficult businesses to make a profit without diversification or the provision of other income streams such as from the letting of rooms.

Arun Local Plan Policy D DM1 sets out 15 factors that development must comply with - these include character, impact and public realm. With reference to character the policy requires proposals to 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.

Policy D DM4 requires extensions or alterations to buildings to sympathetically relate to and be visually integrated with, the existing building in siting, massing, design, form, scale and materials. Furthermore, the extension or alteration should be visually subservient to the main building and provide a high standard of amenity.

The Windmill pub is a well-established Public House and occupies a prominent site close to the site frontage with Mill Lane. A Public House has occupied the site since 1839. The existing building is a traditional style Sussex Pub typical of the 1930s to 50s with first floor tile hanging and lower-level render. The roof is pitched with plain tiles with large brick detailed chimneys. Windows are white painted timber of various styles with gable fascia boards and open eaves timbers are also painted white. The site view from the road, particularly from the south is dominated by the tarmac car park to the south and low-level brick walled hard paved area.

The proposal has retained the important and visually pleasing character of the existing public house at the road frontage by providing the main expansion to the rear where any additions are hidden from direct road views.

The existing property is higher than many of the residential properties surrounding the site, but the use of dormers and barn hipped roofs reduces the scale of the proposed 2 and 1.5 storey extensions and provides some variation in style from the original building and visual interest. Apart from the extension facing Mill Lane which replicates the existing building, the extensions have been purposely created in different materials to break up the building into defined uses, reducing the scale and giving it a sense of chronological expansion. The rear extension is proposed to be clad in timber to appear more like an ancillary barn building. The pool area being the most modern of the extensions is rendered with a flat roof and not visually apparent from outside the site given its single storey height. Keeping the roof to 1.5 storey makes it subservient to the original and reduces the visual impact from neighbouring properties.

The resultant building would not be unduly prominent or obtrusive and the extensions would blend into the existing built form and the street scene and would be subservient in position and design to the main building in accordance with policies D DM1, D DM4 and D SP1 of the ALP and the Arun Design Guide.

RESIDENTIAL AMENITY

Policy QE SP1 of the ALP requires that development contributes positively to the quality of the environment and does not have a significantly negative impact upon residential amenity. Policy D DM1(3) of the ALP requires that development has a minimal impact to users and occupiers of nearby property/land e.g., by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The ADC Design Guide sets out amenity requirements, including the 25/45-degree tests and minimum separation distances to avoid overlooking and loss of privacy/daylight.

The nearest residential properties to the site to the north, 44 and 46 Mill Lane have their front (sole) gardens adjoining the northern boundary closest to the Public House. The nearest part of the development is single storey with a flat roof at 2.9m height which wraps around the rear garden area of no. 44. The section closest to the eastern garden boundary of 44 is approx. 3m away. The side extension closest to no. 46 adjoins an existing garage. These distances and the presence of existing structures and boundary screening mean that the extensions would not result in any materially significant adverse overbearing impacts to these garden areas. The 2-storey extension facing onto the car park is 18m from the southern boundary and the gap to the eastern boundary is 7.4m adjacent to gardens which are approximately a minimum of 19m in length. To reduce the impact on these dwellings the extension drops

in height to 3.8m for the 3.1m section closest to the eastern boundary. These relationships are acceptable in terms of impact on these neighbouring dwellings.

The first floor contains a total of 15 various sized ensuite bedrooms, some in the converted existing building, others in the new rear extension. Some of these benefit from views over the garden from Juliet balconies. There is a new second floor formed in the attic of the existing building and new side extension and has the 2 ensuite bedrooms, one being a dual aspect premium suite. The windows are acceptable in terms of the distances to site boundaries and potential overlooking. There are no windows in the end elevation of the extension adjacent to Fircroft Crescent to the east and those in the south elevation are a minimum of 18m from the boundary which is considered acceptable. The windows facing onto the garden of no. 44 which are only 7.7m from the boundary are located behind the single buildings in the corner of the garden so the direct overlooking from the closest bedroom window and Juliet balcony is acceptable.

A ground floor courtyard adjacent to the garden of 44 Mill Lane is being created with access from 2 of the ground floor bedrooms, but this replaces an area already used for parking so activity and noise levels would be comparable, and it is adjacent to single storey structures in neighbouring rear gardens.

All ancillary service areas such as stores, and kitchen are located directly off the car park to aid with deliveries and keep these noisy activities away from the garden areas.

In terms of noise generation, the hotel use is comparable with the existing levels of noise generated from the Public House. All mechanical plant will comply with strict acoustic requirements as detailed within the submitted Ventilation Services Strategy Report and would be subject to other legislation and may require the submission of a separate application for planning permission. Implementation of the Ventilation Services Strategy Report is conditioned.

Although the bedrooms are for holiday accommodation internal floor areas range from 18.5 sqm (2 bed) to 28.6 sqm (3 bed) and accord with the Nationally Described Space Standards.

The Impact on the visual amenities and character of the area and is acceptable in compliance with policy D DM1 and D SP1 of the Local Plan.

EMPLOYMENT

The business currently employs 2 full-time and 2 part-time staff (3 full-time equivalent) and the submitted Design and Access Statement suggests this would be likely to double with the proposal. It is possible the viability of the use would increase, with the proposed enhanced facilities allowing the business to meet future demand by facilitating growth and increasing employment. Public Houses on their own can be difficult businesses to make profitable without incorporating other facilities such as letting of rooms.

Policy EMP SP1 promotes the sustainable growth of the District's economy to meet the varying needs of different economic sectors. The policy seeks to support job creation and increase the attractiveness of the District as a business location and support the economic development of the coastal market area. This will include protecting and enhancing existing and allocated employment sites and premises.

Policy EMP DM1 sets out its intention to support the enhancement and expansion of existing employment premises and sites in order to maintain a supply of good quality commercial sites and premises to meet the needs of businesses and the local economy.

The proposed investment in the business and enhanced facilities would increase employment opportunities at the site which is supported by these policies.

HIGHWAYS

Policy T SP1 of the ALP requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage. The ADC Parking Guide (2020) sets out the parking standards for development in the District.

Para. 110 of the NPPF states that in assessing specific applications for development it should be ensured that (b) safe and suitable access to the site can be achieved for all users. Para. 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing access to the site is being reused and has adequate visibility in both directions.

The site is sustainably located within walking distance of local amenities and bus stops. Although the premises are being extended the use is changing to provide a restaurant within a hotel rather than a Public House with a restaurant which alters the anticipated car parking generated by the proposal. The Transport Statement submitted with application, which is accepted by highways, makes it clear that the predicted vehicle generation associated with the proposed use is less than the existing. Arun District Council's Parking Standards do not include a parking standard for hotels, and therefore WSCC's 'Guidance on Parking at New Developments' (September 2020) document has been used. This requires 1 space per bedroom. Requiring 20 car parking spaces and 27 are proposed (including 2 disabled spaces). Parking bays would have minimum dimensions of 2.5m x 5.0m in accordance with ADC's Design Guide. The level of car parking therefore meets the standard. Mill Lane has no parking restriction, but this level of vehicle parking over provision would avoid any highway safety concerns arising from overspill parking and is seen as acceptable by County Highways.

Cycle parking within WSCC guidance requires 1 cycle space per 8 car-parking spaces is provided subject to a minimum of 2 cycle spaces. This equates to 4 and 6 are provided in accordance with the standard.

The proposal is compliant with policies T SP1 and T DM1 of the ALP and the NPPF. The proposal would not have 'severe' impacts on the operation of the highway network and therefore is not contrary to the National Planning Policy Framework (para. 32), and there are no highway grounds to resist the proposal. County Highways have raised no highway objection.

TOURISM

Expansion of tourist accommodation is in accordance with policy TOU DM1 of the ALP which supports expansion provided it is in accessible locations and achieves good design. Policy TOU SP1 encourages sustainable tourism development where it protects as well as promotes the main tourism assets of the waterfronts - the coast, rivers and estuaries and the complimentary visitor uses of the coastal plain.

As discussed above the proposal is accessible and does achieve good design as required by policy TOU DM1(1). The location will facilitate additional footfall to local shops and leisure facilities such as the Rustington Golf course and Out of Bounds children's play centre and into the wider area of Rustington and Littlehampton. The site is also well located to access the countryside including Highdown Hill in the National Park and the seafront on foot or by cycle via footpaths/bridleways in accordance with policy TOU SP1.

BIODIVERSITY AND TREES

In respect of biodiversity, the Environment Bill, the NPPF and policy ENV DM5 of the ALP are of relevance. Biodiversity Net Gain is an important aspect of the Environment Bill and the NPPF. ALP policy ENV DM5 states development shall seek to achieve a net gain in biodiversity and protect existing habitats on site. Policy ENV DM4 seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or those that contribute to local amenity.

The proposal would not adversely impact existing habitats by replacing the existing planting and trees affected by the development and improving the landscaping and habitat provision within the site. Landscaping and additional provision biodiversity is conditioned in accordance with policy.

The application is supported by an Arboricultural Report and Statement which includes a Tree Survey and Arboricultural Method Statement and tree replacement will be controlled and mitigated by the imposition of a landscaping condition. Six trees were identified on or near the proposal. The Leyland Cypress is a Category 'B' (moderate value) and the rest, comprising hornbeam and ash are mainly category 'C' trees of low value. The 2 Hornbeam trees T1 & T2 next to the car park are indicated for removal to allow better site access to the garden after completion and are of no particular quality and have a limited long-term future. Their loss is therefore acceptable. The proposals comply with the National Planning Policy Framework (NPPF) and policies ENV DM4 and ENV DM5 of the ALP, in this regard.

CONCLUSION

The proposed addition of a hotel would be an appropriate use within this existing commercial site and would have an acceptable impact on visual amenity, highways, ecology, and residential amenity, and would improve the tourism and employment offer at the site whilst complying with the relevant policies of the Development Plan.

While the loss of 2 of the trees next to the garden entrance would be regrettable and conflict with ALP policy ENV DM4 in the planning balance, this would be acceptable since there are other material considerations (including the economic/social benefits of the scheme and mitigation planting) which would outweigh this conflict.

As such, the application is recommended for approval, subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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

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

report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location and Block Plan PL- 01- Rev B.

Proposed Ground and First Floor Plans PL- 03 Rev D

Proposed Elevations PL- 05 Rev A

Proposed Second Floor Plan and Roof Plan PL- 04 Rev B

Proposed Site Plan PL- 02 Rev D

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 until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping, replacement tree planting and details of existing trees to be retained. 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 D DM1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide adequate on-site car parking space for the development in accordance with policy T SP1 of Arun Local Plan.

- 5 With the exception of trees T1 and T2 the existing trees shall be/retained/protected before the development commences for the duration of the development in accordance with the details

set out in the Arboricultural Report and Statement by Phillip Ellis Tree Care Consultant ref TR/WI/201/22.

Reason: To ensure the retention of vegetation important to visual amenity and ecology in accordance with policies D DM1 and ENV DM4 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until the covered and secure cycle parking spaces have been provided in accordance with plans and details to be 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 in accordance with policy T SP1 of Arun Local Plan.

- 7 In addition to landscaping, biodiversity enhancements shall be incorporated in the scheme in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The enhancements shall be provided before the use commences and shall be retained in perpetuity.

Reason: To improve biodiversity in accordance with policy ENV DM4 of the Arun Local Plan.

- 8 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 of the proposed extensions have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extensions.

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.

- 9 The development shall at all times proceed in accordance with the ventilation details within the submitted Ventilation Services Strategy Report.

Reason: In the interests of residential amenity of neighbouring properties in accordance with policy D DM1 of the Arun Local Plan.

- 10 INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- 11 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.