

Recommendation Report for Planning Permission

**REF NO:** Y/107/21/PL

**LOCATION:** Stakers Farm  
North End Road  
Yapton  
BN18 0DU

**PROPOSAL:** Vary planning condition 2 imposed under Y/105/19/PL relating to approved plans. This application may affect the character and appearance of Main Road/Church Road Conservation Area.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | This proposal seeks to amend condition 2 of Y/105/19/PL, to change approved plans to alter the layout of dwellings and fenestration. Condition 2 of Y/105/19/PL required compliance with the submitted plans.                                                                                                                                                                                  |
| SITE AREA                  | 0.56 hectares.                                                                                                                                                                                                                                                                                                                                                                                 |
| TREES                      | None affected by the development.                                                                                                                                                                                                                                                                                                                                                              |
| BOUNDARY TREATMENT         | Flint wall on the south-western boundary and low flint wall to the north-east bounding the area of Stakers Farmhouse. 3m high red brick wall to The Croft.                                                                                                                                                                                                                                     |
| SITE CHARACTERISTICS       | Series of barns that provide storage for Stakers Farmhouse, a Grade II listed Georgian building. These barns are typically constructed in a mix of timber, flint, and red brick with later additions such as blockwork walls having been introduced internally as the uses has evolved over time. There is an area of hardstanding to the front (west) and a small, enclosed yard to the rear. |
| CHARACTER OF LOCALITY      | Predominantly residential with a mix of dwelling types/size. The site forms part of the Main Road and Church Road Conservation Area. A Right of Way runs through the site from North End Road providing access to Langmeads Farm to the north.                                                                                                                                                 |

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| <b>RELEVANT SITE HISTORY</b> |
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|              |                                                                                                                                                                                                            |                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Y/159/21/DOC | Approval of details reserved by condition imposed under Y/105/19/PL relating to condition 10-at least 10% of energy supply shall be secured from decentralised and renewable or low carbon energy sources. | DOC Approved<br>24-12-21 |
| Y/105/19/PL  | Conversion of & alterations to existing barns to create 3                                                                                                                                                  | ApproveConditionally     |

30-07-20

no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn & associated landscaping & parking - This application may affect the character and appearance of Main Road/Church Road Conservation Area.

Y/33/17/PL for 2 detached dwellings to the north of farmhouse was refused due to the introduction of an alien pattern of development which diminishes the significance of the listed building and conservation area.

Y/80/10 for 2 dwellings on greenfield land south-western from the Farmhouse was refused due to inadequate visibility at the access point to serve the development.

## REPRESENTATIONS

Yapton Parish Council: No objection.

## COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

## CONSULTATIONS

## CONSULTATION RESPONSES RECEIVED:

ADC PRINCIPAL CONSERVATION OFFICER: Stakers Farm is a Listed Building, and the buildings subject to the proposal are curtilage listed. The barns are attractive, well-mannered buildings which through their design and location relate directly to the main listed building.

The application proposes minor alterations to the internal layout of the buildings and these are acceptable. It would help to understand what the joinery inside the units would look like and how it would be treated. Such details can be supplied by way of condition.

Existing doors (or replacements) are not to be incorporated as part of the final scheme. This is disappointing, as they retain character as part of the building, and are reminders of previous use. Where doors remain, they can be retained and used as shutters; doors can be fixed open to ensure that enough light is available to the interior of the building. If in a poor state of repair, they can be repaired or replicated, or if missing, new ones can be made. This approach was used on previous applications, and it is not clear why it cannot be followed here.

The proposal seeks to alter the layout and landscaping of the development. The creation of a new access drive and outbuildings were considered as part of Y/109/21/HH for 'Upgrading of existing access with an additional garage'. As the rear garden areas are to be reduced, to understand what all of the boundary treatments will look like, details can be supplied by way of condition. A sample of the material would be requested to fully assess the impact. He concluded his comments: 'If the plans are not altered, I would believe that the proposal is harmful.'

Recently provided amended drawings are broadly acceptable subject to suggested conditions.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted. Suggested conditions will be attached to the decision.

**POLICY CONTEXT**

Designation applicable to site:

Lidsey Treatment Catchment  
 Built-Up Area Boundary  
 Listed Building  
 Conservation Area Main Road/Church Road  
 Class B Road

**DEVELOPMENT PLAN POLICIES**

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

|        |                                          |
|--------|------------------------------------------|
| DDM1   | D DM1 Aspects of form and design quality |
| ECCDM1 | ECC DM1 Renewable Energy                 |
| ECCSP1 | ECC SP1 Adapting to Climate Change       |
| ENVDM5 | ENV DM5 Development and biodiversity     |
| HDM1   | H DM1 Housing mix                        |
| HERDM1 | HER DM1 Listed Buildings                 |
| HERDM3 | HER DM3 Conservation Areas               |
| HERSP1 | HER SP1 The Historic Environment         |
| SDSP1  | SD SP1 Sustainable Development           |
| WDM1   | W DM1 Water supply and quality           |
| WDM3   | W DM3 Sustainable Urban Drainage Systems |
| WMDM1  | WM DM1 Waste Management                  |

|                                                           |                                                           |
|-----------------------------------------------------------|-----------------------------------------------------------|
| <a href="#">Yapton neighbourhood plan 2014 Policy BB1</a> | Built-up Area Boundary                                    |
| Yapton neighbourhood plan 2014 Policy E8                  | Conservation Areas                                        |
| Yapton neighbourhood plan 2014 Policy E9                  | Listed Buildings and Buildings or Structures of Character |
| Yapton neighbourhood plan 2014 Policy H1                  | Housing requirement                                       |
| Yapton neighbourhood plan 2014 Policy PK1                 | Parking standards for new residential development         |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

**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 policies of the Yapton Neighbourhood Development Plan have been taken into account in determining this application: BB1 (Built up Area Boundary), E8 (Conservation Areas), E9 (Listed Buildings and Buildings or Structures of Character) and PK1 (Parking Standard for New Development).

#### 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 complies with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or residential amenities of the adjoining properties, nor would it have an adverse impact upon the setting of listed building or established character of the surrounding Conservation Area.

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 site forms part of Stakers Farmhouse Estate in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan provided it accords with other policies of the Local Plan covering such issues as the change of use, protection of a historic environment, visual/residential amenity, highway safety and parking.

Policy BB1 of Yapton Neighbourhood Plan stresses that in a rural parish such as Yapton, it is particularly important that development is directed to appropriate locations and that sprawl is avoided.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "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."

The NPPF supports the effective and efficient use of land for sites in the built-up area but advises new housing should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

Para 120 (d) of the NPPF states "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing".

The site is located centrally in Yapton and allows for sustainable travel in a relatively short walking distance. Outside the site are footways leading north and south. The area benefits from street lighting. Bus stops are to the east, one in North End Road and the second further along the B2233 which is served with a shelter. There are bus services from Yapton Village Hall further east. The nearest rail service is 1.2 miles North West of Bonhams Field in Barnham, this is reachable by bus (16 mins).

The proposal accords with policies SD SP1 and SD SP2 of the Arun Local Plan.

The Council cannot demonstrate an NPPF compliant 5-year supply of housing land. In these circumstances, paragraph 11 d) ii of the Framework requires planning permission to be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

#### HERITAGE ASSETS:

The barns are in the setting of a Grade II Listed Building in a Conservation Area. HER SP1 states designated heritage assets including Listed Buildings and their settings and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. HER DM1 remarks that proposal affecting statutory Listed Buildings will be required to protect and where possible enhance the setting of the building and HER DM3 stresses that development which adversely affects the setting, character, appearance of or views in to and out of a Conservation Area will be refused.

Policy E8 of the YNDP requires development proposals in the Church Lane and Main Road/Church Road conservation areas to preserve or enhance the character of those areas and policy E9 stresses planning permission will not be granted for development that would result in the loss of either listed buildings, or the buildings or structures of character.

It is necessary to consider guidance in the NPPF which sets out several steps when considering impact on heritage assets. Para 194 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Para 195 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 harm with the level of public benefits associated with the proposal (as set out in paras 199-202).

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that when considering whether to grant planning permission or permission in principle 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in the exercise of planning functions, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The barns are mid 19th century outbuildings of the Stakers farmhouse and they are curtilage listed, given their age and association with the main farmhouse. The site is in the Yapton, Church Road and Main Road Conservation Area.

The application proposes minor internal alterations to the internal layout, and these are acceptable. A condition will be imposed requiring submission of details of the joinery inside the new units and how it would be treated.

It is positive that some internal walls are to be retained as exposed masonry. The loss of the C.20 building will have a positive impact in that it will allow the setting of the building to be enhanced. The retention of exposed beams and joists in the ceiling will enable some of the character of the space to be preserved and help shape the character of the development. A condition will be imposed requiring submission details of the exposed beams and joins in the ceiling, how they will be treated.

The proposals will generally utilise existing openings for windows and doors. The Conservation Officer expressed concerns with connection to the windows and doors which are of a more standard design which appear too "domestic" in style, and out of character with the original purpose of the building. It appears the design of the windows is such that it is possible to understand which of the casements open as opposed to a more traditional one. He was concerned about the large window to be introduced to unit 2 on the South-East elevation, as well as the treatment of the existing opening for what will be bedroom three of the same unit. It is not clear why the utility window of barn 2 is to be altered nor why a range of windows were chosen for the S.W courtyard elevation of barn one (when a more uniform appearance would be appropriate here). It would appear that the glazing and frames are to be recessed in order to reduce reflections and visual impact and be constructed from timber. This is a positive element of the windows/doors.

The Historic England Guidance Note states the impact of new windows and doorways can be reduced through the use of shutters or joinery screens. Where doors remain, they can be retained and used as shutters; doors can be fixed open in order to ensure that enough light is available to the interior of the building. There is some positive approach in amended drawings.

The proposal seeks to alter the layout and landscaping of the development. One of the main ways in which the proposal differs from that approved is the creation of a new access drive and outbuildings that were considered as part of Y/109/21/HH. As rear garden areas are to be reduced in size, details of all boundary treatments will be required via condition.

The use of brick paviours is of some concern, as this could introduce a sub-urban character into what should be a more rural one. From the submitted site plan it would appear that a significant area of the site would be paved in order to provide access to the parking courtyard. It is not clear why such a material was chosen, when something more in keeping would be more appropriate. If carefully chosen, it could be that such an approach would be acceptable. A sample of the material would be requested so as to fully assess the impact. This will be required by way of condition.

As part of any conversion, the success of the scheme relies on the use of appropriate materials and carefully considered design details of the location of any gas/electricity metres; they should be in a more discrete location and not clearly visible from the public areas to maintain the traditional, agricultural aesthetic. These details will be required by way of condition.

The proposal would not adversely affect the setting of the adjacent Listed building. It would not result in buildings of urban appearance. It does not detract from the rural appearance and character of the buildings which contribute to the rural setting. The Conservation Officer shares the opinion that the application is considered to cause less than substantial harm to the significance of the heritage assets or

their setting at lower end in accordance with paragraph 202 of the NPPF 2021. The public benefits that the development may achieve should be considered which include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

The concerns of the Conservation Officer are addressed pursuant to suggested conditions.

The development satisfies requirements of the NPPF, Section 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 and policy HER DM1 and HER DM3 of the Arun Local Plan.

## CHARACTER AND DESIGN

Policy D DM1 of the Arun Local Plan requires 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.

ALP policy D SP1 "Design" requires development to make efficient use of land and reflect local character. The Arun Design Guide Supplementary Planning Document (SPD) is a material consideration in the determination of applications. Part N.O1 deals with Building Conversion and insists that continuation of the original use of agricultural buildings should be pursued wherever possible. Where this is not possible, sensitive conversion can be a successful way of securing their future. Conversions must protect the original character and appearance of buildings through careful use of considerate materials, preservation of distinctive features and minimal internal and external alterations.

Barn 1 consists of a larger corner element with two lower single storey barns; the two storey element comprises features which are some of the most attractive in the barns. These features include flint flooring, exposed brick walls, timber ceiling and stall dividers. They should be retained and addressed pursuant to condition. Barn 2 is the main barn in the farm with a large opening addressing the courtyard and is characterised by flint/brick quoin detailing with a number of ventilation slits in each elevation; the barn has a double height space with exposed timber rafters. The main group (barn 1 and 2) forms a U shaped plan around a central courtyard and comprises a mix of single and two storey elements. All historic features, including exposed roof trusses, should be retained and treated accordingly. A stand-alone single storey barn 3 abuts the southern boundary and is principally constructed from timber.

Minor changes to the interior layout, minor adjustment to location of approved rooflights, enlargement of the approved external opening to the Family Room, introduction of new sidelights to the pair of doors and replacement of roof covering in natural slate are proposed. The approved garaging barn would be enlarged and re-sited to allow the access to the domestic garage along northern boundary (which is not a subject of this application). A new informal access on the western boundary to serve the parking and turning area, slight re-siting of the proposed fence line and new hard standing to comprise of a gravel surface and removal of the previously approved dry store and lawnmower store are proposed. Other alterations are described above.

The works result in subtle changes to the external appearance, however as the Conservation Officer pointed out, 'the success of such a scheme will depend upon the quality of the materials used, and landscaping etc as well as minor design details such as the position of the windows and doors which should be set back in their openings.'

The proposal complies with ALP policies D DM1 and D SP1 and the Arun Design Guide.

## RESIDENTIAL AMENITY

Policy D DM1 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 D DM4 requires extensions/alterations do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Regard should be had to para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users. 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".

The conversion of barns, due to more than substantial separation distance between the Farmhouse and barns and neighbouring dwellings to the north, and given the nature of the buildings with limited openings have a minimal impact to users and occupiers of nearby properties considered to result in adverse harm upon the neighbouring amenity by way of overshadowing, overbearing or overlooking and as such accords with D DM1 and QE SP1 of the Arun Local Plan.

#### COMPLIANCE WITH INTERNAL FLOOR SPACE STANDARDS

The proposal involves the conversion of barns into dwellings: 2 x 4 Bed and 1 x 3 Bed. The dwellings relate to gross internal floor spaces of approx. 195.4m<sup>2</sup> for barn 1, 236.4m<sup>2</sup> for barn 2 and 110.6m<sup>2</sup> for barn 3 which exceed considerably the minimum gross internal floor areas requirement for single storey dwellings as set out in the Nationally adopted space standards. (95m<sup>2</sup> for 3 bed 6 person, 108 m<sup>2</sup> for 4 bed 7 person and 117 sqm for 4 bed 8 person dwelling).

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This stresses the design of homes should provide clear delineation of public and private spaces; incorporating a 'public front' and private 'back' to the rear of the site, providing private gardens. Approved private rear gardens for barns 1 and 2 were significantly reduced due to the access road to the rear garage (approved by Y/109/21/HH). Barn 3 is provided with a small amenity space.

Given the proposals are for a conversion, there is a recreation ground to the east from the site in a walking distance and the historic nature of the site this would be acceptable. The proposal complies with policies D DM1 & D DM2 of the Arun Local Plan, the Arun Design Guide and NPPF guidance.

#### HIGHWAYS & PARKING:

Access would be unchanged. WSCC Highways appraised the approved proposal and raised no objections. The impact of 3 dwellings would not be severe. With regards to parking, amended proposal would unlikely generate a materially different number of vehicular movements to the site.

The Proposed Site Plan shows 11 off street spaces and 2 parking spaces for visitors. There is space within a car port for cycle storage. The proposal provides sufficient parking for the needs of the dwellings and complies with Arun Local Plan policy T SP1 and policy PK1 of the Yapton Neighbourhood Development Plan.

#### SUMMARY:

There is no in principle objection to residential use development on this site in the built up area and the proposal complies with development control criteria concerning protection of historic environment, highway safety, change of use, internal space standards, character and residential amenity.

The policies most relevant to this application are not considered out of date in accordance with

paragraph 11 of the NPPF. The scheme is acceptable when applying the Local Plan policies (that are relevant and up to date) and it is recommended that in accordance with paragraph 11c of the NPPF that permission is granted subject to 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 the planning permission under Y/105/19/PL (30th July 2020).

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:

Dwg No 1020-08A 'Site Location Plan and Block Plan'  
 Dwg No 1020-09 'Proposed Site Layout'  
 Dwg No 1020-01A 'Proposed Floor Plans'  
 Dwg No 1020-06F 'Proposed Elevations'  
 Dwg No 1020-04B 'Proposed Car Barns and Bin Stores for Barns'  
 Dwg No 1020-05A 'Typical joinery details protection'

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 shall take place until the following details have been submitted to and

approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details. Drawings (to an appropriate scale) and/or statements should be submitted which describe:

- How and where the flint flooring and stall dividers within the two-storey element of Barn 1 are to be retained and re-used within the site
- how the exposed brick walls, timber ceiling and timber first floor within the two-storey element of Barn 1 are to be retained and incorporated into the new space

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that these attractive features will be treated accordingly and will be retained.

- 4 No development shall take place unless and until a) details of the repurposing of the flint flooring; how it is to be used within the site, b) details of material used, c) details of any external colours/surface treatments, d) details of the brick bond, e) details of the proposed joinery and f) details of the position of the windows and doors in their openings (as indicated on the plans) have been submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To enable the Local Planning Authority to exercise the necessary statutory control over works likely to affect the character of the Listed Building in accordance with the NPPF and policies HER DM1 and HER SP1. This is required to be a pre-commencement condition for an assurance that the architectural value of these historic barns will be retained.

- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 6 No development shall commence until full details (at an appropriate scale) of the new external doors and windows (including sections, method of opening and glazing) and their treatment (decorative/protective finish) have been submitted to and approved in writing by the Local Planning Authority. These works shall then be undertaken in strict accordance with the approved details and thereafter retained as such.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 7 No development shall take place until the details of the exposed beams and joists in the

ceiling, how they will be treated, (to understand if the rooms will remain exposed to the ceilings, with the timber framework of the roofs clearly visible) have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 8 Prior to the occupation of the dwellings, details of the location of any gas/electricity metres have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 9 Prior to the occupation of the dwellings, details of all the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 10 Prior to the occupation of the dwellings, samples of the material for paving of the courtyard and access to the garaging barn to fully assess the impact, shall be submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details.

Reason: In the interests of preserving or enhancing the significance of the listed building or its setting in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

- 11 No 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

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

Reason: To provide car parking space for the use in accordance with policy T DM2 of Arun Local Plan

- 13 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. This facility shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and policy T DM1 of Arun Local Plan.

- 14 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, 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 Parking Standards SPD and the National Planning Policy Framework.

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

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.

- 16 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.

- 17 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 18 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc ) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 19 INFORMATIVE: The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

- 20 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar

approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extent of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 21 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.