

Recommendation Report for Planning Permission

REF NO:	Y/57/19/PL
LOCATION:	Old Bilsham Farm Bilsham Lane Bilsham Yapton
PROPOSAL:	Conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The alterations consist of new external windows & doors and new internal stud walls. A full list of the alterations is provided within the submitted "Design & Access & Heritage Statement". The new timber garage/outbuilding will measure 6m wide by 6m deep with a pitched roof of 4m high (2.3m to the eaves). There are no plans to subdivide the garden space. In respect of parking, the applicant has provided a parking plan.
SITE AREA	0.5166 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	Existing - 2 dwellings per hectare. Proposed - 6 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	One small fig tree will be lost as a result of the new garage/outbuilding.
BOUNDARY TREATMENT	No changes are proposed to boundaries which are a mix of 2.2m high walls/close boarded fencing to the west boundary, 2m high hedge atop a 1m high earth bund to the north boundary and a 1m-2m high flint wall along the frontage.
SITE CHARACTERISTICS	Large detached Grade II listed house with one and two storey additions/outbuildings set around a central courtyard. Outbuilding to the east of the access drive. Large gardens to the east and north. The Conservation Officer described the building as: "Old Bilsham Farm is a C18 Grade II Listed Building. It is an 'L-shaped' building, which was probably two cottages at some point. It is of two storeys and attic, with two C19 gabled dormers. The elevation is faced with knapped flints with red brick dressings, quoins and a stringcourse. There is a tiled roof and painted casement windows."
CHARACTER OF LOCALITY	Predominantly rural. A small number of dwellings located predominantly to the north side of Bilsham Lane. There are

two further listed buildings to the east of this site. Open fields to the north, west and south.

RELEVANT SITE HISTORY

Y/58/19/L	Application for Listed Building Consent for conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding	
Y/39/16/PL	Conversion of existing single residential dwelling into 3 No. residential units with associated alterations & refurbishment & detached garage/outbuilding (resubmission following Y/60/15/PL).	ApproveConditionally 01-09-16
Y/40/16/L	Application for listed building consent for the conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding (resubmission following Y/61/15/L).	ApproveConditionally 01-09-16

Y/39/16/PL & Y/40/16/L were approved under delegated powers in September 2016. There are no changes between the approved scheme and that now proposed. Although the permission granted by Y/39/16/PL has now expired, it should be noted that it was determined in accordance with the policies of the YNDP and also with the policies of the then emerging Arun Local Plan.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

Whilst Yapton Parish Council (YPC) support regeneration of existing suitable buildings within the Parish's BUAB, YPC is of the view that this proposal has failed to take into consideration both the rural position of this site and the importance of the listed building and its immediate setting. YPC therefore object on the following grounds:

- Outside the BUAB;
- Overdevelopment of the proposed plot having a significant and negative impact on the listed building and its setting;
- Inadequate amenity space provided for each individual proposed unit in relation to the buildings' rural setting;
- Poor parking and vehicular turning provision on a dwelling by dwelling basis;
- Inadequate cycle and bin provision for each individual unit.

COMMENTS ON REPRESENTATIONS RECEIVED:

Matters relating to the countryside location, external amenity space, parking & turning and cycle/refuse provision will be considered in the conclusions. It is not considered there is a case for overdevelopment as the only new built addition is a double garage/storage building within the grounds.

The applicant has provided a written response to the Parish Objection which is summarised below (full copy on the Council's website):

- On the previous application, Yapton Parish Council visited the site and then raised no objections;
- The application has not changed in any way;
- The existing buildings have a footprint of 9000 square feet (836m²) and each dwelling will therefore have around 3000 square feet (279m²);
- The plot runs to 2 acres (0.81 hectares) and each dwelling would have a generous garden with access to a substantial communal central garden, with terraces, fish pond and swimming pool;
- Each dwelling would have parking for a minimum of six vehicles;
- A visit to the site would demonstrate that there is more than adequate turning capacity;
- Currently there are two garages and two more proposed; and
- The existing bin store can house six bins.

CONSULTATIONS

WSCC Strategic Planning

Engineers (Drainage)

Engineering Services Manager

Engineers (structural)

Listed Building Officer

Conservation Officer

Environmental Health

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS - No objection subject to cycle parking & parking/turning conditions. Comment:

- The Local Highway Authority was consulted on the previous application and raised no highway safety concerns to this application;
- The applicant confirmed there have been no changes to those approved under Y/39/16 and Y/40/16.
- The LHA's previous comments dated 25th July 2016 are still considered valid and the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

ADC DRAINAGE ENGINEER - the application is for conversion of a dwelling and as no alterations are proposed to roof area they have no conditions to request.

ADC STRUCTURAL ENGINEER - no structural comments as any requirements will be picked up under the Building Regulations aspect.

ADC CONSERVATION OFFICER - No objection.

- The application relates to the conversion of a residential dwelling into 3 units with associated internal/external alterations and refurbishment. A detached garage/outbuilding is also to be provided;
- The application appears to be a direct renewal of the previously approved one in 2016;
- The concept of the redevelopment of the complex is supported, subject to the preservation of noted heritage features;
- Details of materials, glazing and any change in external colours should be provided by way of condition;
- The landscaping of the courtyard area will have a significant impact upon the success of the scheme, and it is suggested that details could be provided for by way of condition, if this element of the scheme is to alter.
- The application is considered to not cause harm to the significance of the heritage asset or its setting;
- As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments; and
- You will also need to take into account the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary;
Grade II Listed Building;
Area of Special Control of Adverts; and
Current/Future Flood Zone 1.

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
HDM4	H DM4 Conversion of rural buildings for residential use
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
QEDM2	QE DM2 Light pollution
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development

WDM3 W DM3 Sustainable Urban Drainage Systems

WMDM1 WM DM1 Waste Management

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

Yapton neighbourhood plan 2014 Policy E9

Listed Buildings and Buildings or Structures of Character

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 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.

The relevant policies of the Yapton Neighbourhood Development plan are considered within this report.

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 the development plan in that although the site is located in the countryside and proposes new dwellings, Arun Local Plan (ALP) policy C SP1 allows development in the countryside where it is in accordance with another policy of the plan and in this case, policy H DM4 allows for the principle of the conversion of rural buildings.

There is conflict with policy BB1 of the Yapton Neighbourhood Development Plan (YNDP) which does not allow for the consideration of other policies. However, section 38 (5) of the Planning & Compulsory Purchase Act 2004, states that: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Therefore, any conflict between the YNDP and the ALP should be resolved in favour of the ALP.

The proposal complies with the other relevant development plan policies regarding heritage asset protection, character/design, parking, highway safety and residential amenity.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE:

The development plan for the Arun District currently comprises the Arun Local Plan 2011-2031, the Yapton Neighbourhood Development Plan (November 2014) and the West Sussex Waste and Minerals Plans.

Arun Local Plan:

Policy SD SP2 "Built up Area Boundary" states that outside the Built Up Area Boundary (BUAB), apart from strategic, site specific and other broad allocations, development will not be permitted unless consistent with other plan policies. Policy C SP1 "Countryside" states that residential development in the countryside outside the BUAB will not be permitted unless in accordance with policies in the Plan which refer to a specific use or type of development.

The site lies in between the defined edges of the BUAB's for Yapton and Middleton and does not form part of any proposed strategic allocation. However, policy C SP1 states that development will be allowed where it is in accordance with another policy in the Plan which refers to a specific use or type of development. In this case, policy H DM4 allows the conversion of buildings for residential use outside the built-up area. This is subject to certain criteria and these are analysed below.

(1) It is not considered necessary to require details of whether the building has been marketed for business use as it is currently an existing residential dwelling with attached outbuildings used for domestic storage. It would not be appropriate to consider business use of parts of the existing built form.

(2) The application is not accompanied by details to demonstrate that the buildings are capable of conversion without rebuilding or significant alteration/extension. However, the buildings to be converted are all part of an existing dwelling complex and are all solidly constructed from brick/flint/timber and with tile/slate roofs. There is no reason to suggest that the building cannot be easily converted and such concerns were not raised previously in respect of the previous application.

(3) Analysis elsewhere in this report concludes that the resultant 3 dwellings will not have an adverse effect on the rural character of the area and that the finished development will be sympathetic to its setting.

(4) Analysis elsewhere in this report concludes that there is no harm to the special architectural features and historic interest of the existing Listed Building.

(5) Analysis elsewhere in this report concludes that the additional traffic to be generated can be safely accommodated by the site access and the local road system.

(6) It is not proposed to subdivide the internal courtyard amenity space as this could otherwise harm the character of the Listed Building. There will also be no curtilage elsewhere as the areas outside of the built form will be for communal use. Therefore, the proposal does minimise the amount of curtilage land.

(7) No provision is to be made for bats or owls but this is acceptable as the conversion concerns an existing residential building which due to domestic activity levels at the site would not be suitable as habitat for bats or barn owls.

(8) A planning condition is proposed to remove permitted development rights for extensions and alterations. Furthermore any future alterations to the Listed Building would require Listed Building consent.

It is therefore considered that the proposal complies with policy H DM4 and by association, with policies C SP1 and SD SP2 of the ALP.

Yapton Neighbourhood Development Plan (YNDP):

The YNDP was made (adopted) in November 2014 on the basis of the saved policies in the 2003 Arun Local Plan and the draft policies in the 2014 publication version of the then emerging Arun Local Plan.

Figure 4.1 on page 13 of the YNDP includes a BUAB drawn around the edge of the settlement of Yapton and the application site lies well outside of this BUAB and is therefore classified as countryside. Policy BB1 states that development outside of the BUAB will not be permitted unless in accordance with 4 listed criteria. None of these are considered to relate to the proposal.

Conclusion on Matters of Principle:

The proposal complies with the relevant policies of the ALP but conflicts with the relevant policies of the YNDP. However, section 38 (5) of the Planning & Compulsory Purchase Act 2004, states that: "If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document". Therefore, any conflict between the YNDP and the ALP should be resolved in favour of the ALP. On this basis, the principle of development in this countryside location is acceptable.

HERITAGE ASSETS:

Old Bilsham Farm is Grade II Listed and it is therefore necessary to consider the impact of the proposed conversions on this heritage asset. Relevant Local Plan policies are HER SP1 (The Historic Environment) and HER DM1 (Listed Buildings). HER SP1 states that listed buildings and their settings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Also that development likely to prejudice their setting will be refused and that any proposals for development will be required to comply with all other relevant policies. HER DM1 requires that proposals preserve/enhance the historic character, qualities and special interest of the buildings; be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior; protect the architectural and historical integrity and detailing of a Listed Building's interior; protect the special interest of buildings of architectural or historic interest; and protect, and where possible enhance the setting of the building. In addition, YNDP policy E9 states that planning permission will not be granted for development that would result in the loss of listed buildings.

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 harm with the level of public benefits associated with the proposal (as set out in paras 193-196).

The application includes a Heritage Statement which provides information in accordance with the relevant paragraphs of the NPPF 2019 as described above.

The Conservation Officer has assessed the proposal and his comments are set out in full on the Council's website and summarised above. The Conservation Officer advises that the proposal will not cause any harm to the significance of the heritage asset or its setting and it should therefore be determined in accordance with the relevant policies within the Development Plan along with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such, it is not necessary to consider the public benefits of the proposal.

This application was previously supported by the Council's then Historic Buildings Advisor and is currently supported by its Conservation Officer. The scheme will preserve the building and its setting and will also conserve the existing features of special architectural/historic interest. The proposal complies with the guidance in the NPPF, with policies HER SP1 and HER DM1 of the ALP and with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CHARACTER & DESIGN:

Policy D DM1 of the Arun Local Plan requires that the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. It is necessary that development demonstrates a high standard of architectural principles, use of building materials and hard and soft landscaping to reflect the local area.

ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character. Policy D DM4 requires that extensions/alterations: sympathetically relate to and are visually integrated with the existing building in siting, massing, design, form, scale & materials; are visually subservient to the main building & provide a high standard of amenity; do not create a terracing effect where no terrace exists; and do not compromise the established spatial character & pattern of the place. There are no relevant design policies within the YNDP.

The application seeks to subdivide the existing building to create 3 dwellings and proposes only limited external and internal changes. It is not considered that the proposed alterations will adversely affect the character or appearance of the existing property or the wider countryside.

The site is large enough and well vegetated such that the proposed new outbuilding can be absorbed into the site without materially affecting the listed building, the streetscene or any other external views of the site. The courtyard area is to remain as an open shared area with no subdivision or private curtilage areas. The non-subdivision of this space was requested by the Council's heritage adviser on the first application.

It is material that the only new built 'footprint' is a new double garage which could either be treated as permitted development or applied for through a householder planning application. It is also material that there are other dwellings nearby (so this is not an isolated site) and that there is hardstanding all around

the existing house which could be used for vehicle parking. It is not considered that the proposal will result in any harm to the character or appearance of this countryside location.

It is therefore considered that the proposal complies with ALP policies D DM1 & D SP1.

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 that alterations are sympathetic and do not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. 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". 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.

It is not considered that neighbouring properties will be adversely affected (if at all) by the proposed subdivision of the dwelling. There is the potential for overlooking of windows in the new dwellings by the other dwellings within the site but this is as a result of the existing built configuration and will not result in any loss of privacy to existing occupiers. New occupiers will have the choice as to whether or not to purchase a dwelling that may or not be overlooked in parts. This is an acceptable situation.

For the above reasons, it is considered that the proposal accords with ALP policies D DM1, D DM4 and QE SP1.

INTERNAL & EXTERNAL SPACE STANDARDS:

Policy D DM2 states: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance". It is necessary to assess the proposal against internal space standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) to determine if the building is suitable for residential use. The requirements for the new dwellings vary as a result of the difference in number & size of bedrooms plus the number of storeys. However, all 3 dwellings provide an amount of space that far exceeds the standards.

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to part replace D DM3 "External Space Standards" which was 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. Para 127 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The three units have shared use of a large broadly central space which includes an outdoor pool, pond and two areas of gardens. There is additional amenity/recreation space in the outer parts of the site.

The proposal complies with policies D DM1 & D DM2 and with the guidance in the NPPF (para. 127).

ACCESS & PARKING:

ALP 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".

Para 108 of the NPPF states: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to the site can be achieved for all users". Regard should be had to para 109 which states that: "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."

WSCC Highways raise no objections to the proposed scheme and do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. There are no changes to the access which is considered suitable in its current form for this minor intensification of the current site. Furthermore, it is clear that the site is capable of accommodating more parking spaces than is required by either the WSCC Parking Demand Calculator or YNDP policy PK1. There is also space within the hardstanding areas for the turning of vehicles.

The proposal accords with policy T SP1 of the ALP and with guidance on highway safety in the NPPF

WASTE PROVISION:

ALP policy WM DM1 states that: "New residential development, including conversion of one dwelling into multiple units, will be permitted provided that: a. it is designed to ensure that kerbside collection is possible for municipal waste vehicles; and b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats."

The application site is currently serviced from the road and there will be no change to this arrangement. The proposal includes provision for the internal storage of waste bins within an existing outbuilding to the east of the main house which is served by the existing access driveway and is within only around 30m of Bilsham Lane (so within the maximum pulling distances allowed under Health and Safety legislation for 240 litre bins).

The proposal is therefore in accordance with ALP policy WM DM1.

SUMMARY:

The principle of additional residential development on this countryside site is in accordance with the most recent policies of the development plan. This report identifies that there will be no harm to the existing heritage asset or the character of the countryside and all other relevant development control criteria are complied with. It is therefore recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

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

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of

the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

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

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

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:

Drawing 008 "Location Plan" & "Site Plan";
Drawing 003 "Proposed (Ground) Floor Plans";
Drawing 004 "Proposed (First & Second) Floor Plans";
Drawing 006 "Proposed Elevations";
Drawing 007 "Existing and Proposed Elevations";
Drawing B01 (Garage) "Floor Plan";
Drawing B02 (Garage) "Building Elevations"; and
Drawing 009 "Proposed Parking Provision".

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

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for any new external walls and roofs of the proposed new timber garage/outbuilding have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the timber garage/outbuilding.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies D DM1 and HER DM1 of the Arun Local Plan and the National Planning Policy Framework.

- 4 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the new internal walls have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the new internal walls.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to preserve existing key historic features in accordance with policies D DM1 and HER DM1 of the Arun Local Plan and the National Planning Policy Framework.

- 5 No development above damp proof course (DPC) level shall take place unless and until details of the construction and materials of all new windows and doors have been submitted to and approved in writing by the Local Planning Authority and the new joinery so approved shall be constructed in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the protection of the existing heritage asset in accordance with policies D DM1 and HER DM1 of the Arun Local Plan and the National Planning Policy Framework.

- 6 No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the historic environment in accordance with policies HER DM1 and D DM1 of the Arun Local Plan.

- 7 No part of the development shall be first occupied until the proposed waste and recycling storage facilities have been provided in accordance with the approved site plan (Drawing 008). The storage of waste and recycling within the existing outbuilding shall thereafter be permanently retained.

Reason: To provide adequate on-site waste & recycling provision in accordance with policy WM DM1 of the Arun Local Plan.

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

Reason: To provide alternative travel options to the use of the car in accordance with in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 9 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development in

accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 10 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 and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.

- 11 No new external lighting shall be installed on the site or on the buildings until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also 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. The lighting 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), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 12 The new detached timber garage building shall be used as a private domestic garage in connection with the residential occupation of the site and for no other purposes.

Reason: To ensure the provision of adequate off street parking space in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 13 All ground and first floor bathroom/en-suite/WC windows on the building/s shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies D DM1 and QE SP1 of the Arun Local Plan.

- 14 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 to the building or the various roofs (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within their curtilages 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.

- 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.