

Recommendation Report for Planning Permission

REF NO: Y/61/19/PL

LOCATION: Yapton Metal Company
Burndell Road
Yapton
BN18 0HP

PROPOSAL: Application for variation of condition imposed on planning permission Y/53/16/PL relating to condition no.2 - amendment to site layout. This application affects the setting of a Listed Building

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Two pairs of two, 3 bedroom semi-detached dwellings each with private gardens and parking. Each dwelling will have a garage and 1 allocated parking space in front of said garage plus 1 of the other 4 spaces. There is also 1 allocated space for the adjacent Grade II Listed cottage (total of 13 spaces). Access is proposed from Burndell Road via the approved access to the Bovis development (ref Y/19/16/OUT & Y/98/18/RES). This scheme differs from the previous in that units 1 & 2 are to be flipped over so that they back onto the access road. It is also proposed to hedge the new rear gardens with fencing to separate the two gardens. The scheme has also been changed in terms of the parking layout (as described above) and to remove a tree previously shown on the approved plan as being within one of the garages.
SITE AREA	0.19 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	21 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but there is a slight 0.5m drop in levels from south to north close to Wayside.
TREES	It was previously agreed (on application Y/53/16/PL) to remove the two existing trees within the site and to protect those within the curtilage of the Listed cottage.
BOUNDARY TREATMENT	At the time of Y/53/16/PL, the following was noted: - Low brick/flint wall to Burndell Road (Wayside frontage) with part 1.8m high timber hedge behind & topped with a hedge; - 2.4m high timber fence inc 0.3m trellis to Fellows Gardens; - 1.8m high timber fence to the western boundary; - 1.8-2m high timber fence to the eastern boundary; - Beyond the western boundary there is an area of

hardstanding also connected to the site and separated from the adjacent public footpath/route of power lines and from Burndell Road by 1m high railings with brick piers; and
 - Blockwork wall boundary between Wayside's western side garden and the scrap metal site.

It is known that building work has started on the site and as such some of the above may have been changed particularly in respect of the western side of the site.

SITE CHARACTERISTICS

Land to the south of the dwelling known as Wayside. The land formerly comprised of open storage and contained storage (in a number of old single storey buildings). The site was also overgrown in several places. There was a hardstanding car parking area on the western side with a gated access via dropped crossing onto Burndell Road. The site is presently a building site as development has already commenced on this proposal.

CHARACTER OF LOCALITY

Predominantly residential. Wayside just to the north is a Grade II Listed two storey cottage with a thatched roof. To the east and south lies a recent residential development known as Fellows Gardens which comprises of traditional two storey red brick/rendered semi-detached dwellings. Many of these also have accommodation in the roof with either velux windows or small dormers.

The site is overlooked by nos. 10 & 14 Fellows Gardens each with a first floor flank obscure glazed bathroom window. No. 8 Fellows Gardens to the east has principal windows on its rear looking out across its rear private garden. It also has a first floor flank windows which looks out towards Wayside but is obscured by vegetation.

Wayside Cottage is an C18 detached, two storey cottage that is faced with flints with brick dressings, quoins and modillion eaves cornice, that are all now painted. It has a hipped thatched roof with wooden casement windows.

RELEVANT SITE HISTORY

Y/42/19/DOC

Approval of details reserved by condition imposed under ref Y/53/16/PL relating to Condition Nos 3 - surface water drainage, 4 - maintenance & management of SuDs system, 5 - site set up and 7 - protective fencing/site monitoring.

Y/53/16/PL

4 No. dwellings with associated ancillary services & access (resubmission following Y/108/15/PL). This application affects the setting of a Listed Building.

ApproveConditionally
14-08-17

Y/53/16/PL was approved in August 2017 and is currently being implemented in breach of several planning conditions. Y/42/19/DOC sought approval of the details for conditions 3 & 4 (drainage), 5 (construction site set up) and 7 (tree protection) of Y/53/16/PL. Only condition 5 has been discharged with the other 3 being refused.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

No response from the Parish Council and no letters from any residents.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

Engineers (Drainage)
Engineering Services Manager
Southern Water Planning
Arboriculturist
Economic Regeneration
Listed Building Officer
WSCC Strategic Planning
Parks and Landscapes

CONSULTATION RESPONSES RECEIVED:

SOUTHERN WATER - State that have no objection to the variation of the condition.

WSCC HIGHWAYS - No objection. State that:

- Do not raise any highway safety concerns to amended site layout, which includes re-positioning of proposed car parking spaces;
- Nevertheless, from an inspection of the access tracking plan it is noted that the route for a refuse vehicle is restrictive in relation to the proposed car parking spaces;
- The Local Planning Authority (LPA) may wish to gain the views of waste collection authority with respect to proposed waste collection arrangements and whether this would realistically take place within the site or from adjoining access road, where a reverse manoeuvre in to the site could take place in this scenario;
- It is also worth noting that the construction site set up previously commented on under Y/42/19/DOC would require amending as placement of car parking/materials/unloading areas would be expected to differ with this revised arrangement.

ADC CONSERVATION OFFICER - No objection. States that:

- Wayside Cottage has aesthetic (fortuitous) significance;

- Whilst it would appear that the intention of the approved layout was to ensure that the impact on the setting of the cottage would be minimised, it is considered that the plans do actually encroach close to the listed building and as such they have a negative impact upon the setting of the listed building;
- The current proposal will incorporate a neighbouring parcel of land which is to be used as a point of access to a larger, nearby site. This access road is to be landscaped with planting etc and will green the local area;
- Having reviewed the revised site /landscaping plans it is considered that the amended layout would not cause further harm to the setting of the listed building;
- The revised plans propose that two of the boundaries of the private amenity space for units 1 and 2 are provided in the form of hedging. Such an approach is acceptable as it helps to maintain a more rural character in the local area;
- However, it is recommended that mature hedging should be used as part of the proposal so as to ensure that the impact of the proposal is reduced on completion of the development;
- I also note that another element of landscaping between the new buildings and the listed building is to be removed as well, which is unfortunate. It is suggested that additional planting could be provided within the larger site area as a means of reducing the impact of the development on the listed building;
- It is considered that the proposal will not cause any further harm to the listed building 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 section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The Conservation Officer has also given advice on the proposed joinery stating that: "Whilst we wouldn't normally accept the detail provided for this sort of development, I note that the windows and doors etc have already been installed. The development already has an impact upon the heritage asset, and these doors and windows will not cause any further harm. As a consequence, the condition can be discharged, in this instance."

ADC DRAINAGE ENGINEERS - Stated that the decision on Y/53/16/PL contained two pre-commencement conditions regarding surface water drainage and that no details have been submitted to date yet work has commenced on the site. Further advised that the infiltration rates are based on tests completed in July and no winter groundwater monitoring has been completed which is not sufficient. Therefore recommend that all construction activities are ceased until the applicant can supply information in line with the condition and the ADC checklist for surface water drainage.

ADC ECONOMIC DEVELOPMENT - State that have no comments to make.

ADC TREE OFFICER - States that it is not possible to make a recommendation as most of the trees to be retained have actually been removed. Requests that a detailed scheme for tree planting be submitted for consideration, to compensate for uncontrolled loss of tree cover.

ADC LANDSCAPE OFFICER - States no comment or recommendation.

COMMENTS ON CONSULTATION RESPONSES:

In response to WSCC HIGHWAYS, it is considered that the refuse can be collected from the access road to the west such that refuse vehicles do not need to enter the site. Furthermore, the submitted Construction Management Plan has been amended to reflect the layout of the scheme as now proposed.

POLICY CONTEXT

Designations applicable to site:

Within Built Up Area Boundary;
 Grade II Listed Building;
 Flood Zone 1;
 PD Restriction;
 Area of Special Control (Adverts);
 Within 500m buffer of Northwood Farm Waste site; and
 Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
HWBSP1	HWB SP1 Health and Wellbeing
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP1A	SD SP1a Strategic Approach
SDSP2	SD SP2 Built-up Area Boundary
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management
WSP1	W SP1 Water

<u>Yapton neighbourhood plan 2014 Policy BB1</u>	Built-up Area Boundary
Yapton neighbourhood plan 2014 Policy BE1	Protection of existing commercial premises or land
Yapton neighbourhood plan 2014 Policy E9	Listed Buildings and Buildings or Structures of Character
Yapton neighbourhood plan 2014 Policy E11	Minimising the impact of flooding from development
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 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.

Relevant policies in the Yapton Neighbourhood Plan have been taken into account.

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 to amend the orientation of two of the dwellings, amend the parking layout and alter the landscaping to the western boundary is considered to comply with the relevant development plan policies in that the changes would not cause demonstrable harm to the character/appearance of the area, to the significance of the adjacent heritage asset, to the safety of the local highway or to the amenity of neighbouring residents.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

PRINCIPLE:

The site benefits from an extant planning permission for two pairs of 3 bedroom semi-detached houses with access from Burndell Road and a total of 14 parking spaces. As such, it is not necessary to reassess the principle of residential development on this urban site.

The proposal seeks to flip units 1 and 2 over (so that they back onto the access road), slightly reduce the parking provision (1 less space) and enclose the gardens on the western side with hedging. It is therefore only considered necessary to assess the application in terms of its visual impact on the streetscene, (any further) impact on heritage assets and the changes to the parking layout. It is not considered relevant to reconsider issues concerning loss of the previous employment site, design, character, residential amenity, internal/external space standards, highway safety or flooding/drainage.

HERITAGE:

The site adjoins and forms part of the former curtilage to the Grade II Listed Wayside Cottage which is termed a designated heritage asset.

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 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 applicants have not provided any Heritage Statement therefore the application is contrary to paragraph 189 of the NPPF. However, regard should be had to the fact that the variations to the approved scheme do not materially alter the amount, scale or character of the development.

The Council's Conservation Officer has assessed the proposal and comments are set out in full on the Council's website and summarised above. The Conservation Officer considers that the amendments would not cause further harm to the setting of the listed building. It is advised therefore, that the application be determined in accordance with the relevant Development Plan policies and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The 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.

YNDP policy E9 states that planning permission will not be granted for development that would result in the loss of listed buildings. However, as there is no loss of the listed building, there is no conflict with this policy.

It is considered that the proposal is in accordance with policies HER SP1 and HER DM1 in that there will be no harm to the special qualities of the building, its setting or to its historic character and no direct impact on the building itself. The proposal therefore complies with the guidance in the NPPF, with policy HER DM1 of the ALP and with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conditions will be imposed to secure the new landscaping as discussed in the Conservation Officer's response.

VISUAL AMENITY:

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. There are no relevant design policies within the YNDP. Paragraph 127 of the NPPF states that "Planning policies and decisions should ensure that developments: (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)."

It is proposed to have two of the houses (units 1 & 2) back onto the access road to the west as opposed to fronting onto this as per the original approval. The proposed gardens to the west would then be private rear gardens not front landscaping. It is therefore necessary to ensure the privacy & security of these spaces by enclosing the gardens and it is proposed to do this with hedging. This is an acceptable situation as the proposed hedging will blend in with the existing soft landscaping proposed along this access road. The hedging will need to be high enough to protect the privacies of the new residents and screen out any garden features such as washing lines/trampolines but this can be achieved by planting mature hedging from the outset. The swapping of the front for the rear elevation is not considered to have any material impact on the streetscene or the character (nor in respect of residential amenity) of the development as a whole.

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

PARKING PROVISION:

In respect of parking, ALP policy T SP1 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".

YNDP policy PK1 is also relevant in respect of car parking and states that: "For all new residential developments, the following minimum standards shall apply for the provision of off-road parking:

- 1-bed house/flat = 1 off-road car parking space
- 2-bed house/flat = 2 off-road car parking spaces
- 3-bed house/flat = 2 off-road car parking spaces
- 4-bed house/flat = 3 off-road car parking spaces
- 5+ bed house/flat = 4 off-road car parking spaces"

The requirement of policy PK1 would be 8 spaces whilst the anticipated parking demand according to the West Sussex Parking Demand Calculator would be 11 spaces (including 3 unallocated/visitor spaces). The proposal is for a total of 8 spaces and 1 for the existing cottage (9). Garages are shown but these are stated to be undersized and not suitable for the parking of a car and hence to be used for domestic storage including cycles. These garages are in fact large enough to accommodate a car (approx. 5.7m x 2.8m) although they do not meet the 6m x 3m standard for car plus cycle storage.

Under the terms of the emerging Arun Parking Standards Supplementary Planning Document, garages

only count as half a space, therefore, the proposal could be considered to provide a total of 10 spaces with 1 for the existing cottage. Although the total falls short of the anticipated demand, it is in excess of the YNDP requirements and noting the lack of an objection from WSCC Highways, on this basis is considered to be acceptable and in accordance with the relevant policies.

CONDITIONS:

It has been necessary to make several changes to the previously imposed conditions (ref Y/53/16/PL) to reflect the fact that one of the conditions has already been discharged (the Construction Management Plan), that the applicant has supplied some required details with this application, that the development has changes slightly from that which was previously approved (e.g. parking layout/garages) and that the development has already started (and indeed is largely complete).

SUMMARY:

It is considered that this proposed redevelopment will provide 4 new dwellings without compromising the setting of the Listed Building, the character of the area, highway safety or the amenities of neighbouring properties. Accordingly, it is recommended that permission be granted 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 14th August 2017 (being the date that planning permission was granted for Y/53/16/PL).

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

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

"Location Plan" dwg. ADS-001P Rev C;
"Landscape" dwg. ADS-028-L Rev D;
"Elevations" dwg. ADS-0014-P Rev A;
"Access Turning Proposed" dwg. ADS-003P;
"Plans/Elevations Proposed" dwg. ADS-104P (only insofar as the drawing relates to the floorplans); and
"Roof Plan Proposed" dwg ADS-023P (only insofar as the drawing relates to the roofs of the houses).

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

- 3 No part of the development shall be first occupied 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No 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 DM2 and WDM3 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan.

- 5 The development permitted by this planning permission shall only be carried out in full accordance with the "Amended Construction Site Layout" (25/07/19) as agreed under ref Y/42/19/DOC and on the understanding that the plan will be in force throughout the construction process.

Reason: To avoid undue congestion of the site and consequent obstruction to access in

accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 6 No part of the development shall be first occupied 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. The landscape scheme shall include new landscaping between the site and Wayside Cottage and shall propose mature hedging to the western boundary of units 1 and 2.

Reason: In the interests of amenity of the environment of the development and the setting of the adjacent Listed Building in accordance with policies D DM1 and HER DM1 of the Arun Local Plan.

- 7 The development as approved shall be constructed in accordance with the following approved materials:

- Ivanhoe Westminster bricks; and
- Plain clay tiles in Terracotta;

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

- 8 The development as approved shall include the following window and door types:

- Future Trade 'Diamond' Composite Door in Chartwell with Chantilly Glass; and
- Future Trade 'System 10' Sculptured Frame uPVC Windows in White.

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

- 9 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing (ADS-003P Rev A "Access Turning Diagram").

Reason: In the interests of road safety in accordance with policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF.

- 10 No part of the development shall be first occupied until wall mounted cycle storage racks for 2 bicycles are provided within the garages for each of the approved dwellings. The cycle racks shall thereafter be permanently maintained as being fit for purpose.

Reason: To provide alternative travel options to the use of the car in accordance with policies T DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF.

- 11 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 (ADS 003-P A 'Access turning diagram'). 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 policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF.

- 12 Dustbin storage slabbed spaces shall be provided as part of the development in accordance with the approved drawing ref ADS-028-L Rev D "Landscape". The approved spaces shall thereafter be permanently retained.

Reason: To safeguard the appearance of the site and the amenities of the area in accordance with policy D DM1 of the Arun District Local Plan.

- 13 All of the first floor bathroom windows within the approved development shall be permanently glazed with obscured glass.

Reason: To protect the amenities and privacy of existing and future occupiers 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 (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 the interests of the setting of the adjacent Listed Building in accordance with policies QE SP1, HER DM1 and 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 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.

- 16 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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. 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 winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions

Application.

- 17 INFORMATIVE: 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. 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>.