



Public Document Pack

Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: (01903 737500)
Fax: (01903) 730442
DX: 57406 Littlehampton
Minicom: 01903 732765

e-mail: committees@arun.gov.uk

Committee Manager Carley Lavender

22 June 2022

PLANNING COMMITTEE

A meeting of the Planning Committee will be held in the **Council Chamber at the Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF** on **Wednesday 22 June 2022 at 2.00 pm** and you are requested to attend.

Members: Councillors Chapman (Chair), Edwards (Vice-Chair), Blanchard-Cooper, Bower, Chace, Goodheart, Mrs Haywood, Kelly, Lury, Thurston and Tilbrook

PLEASE NOTE: Where public meetings are being held at the Arun Civic Centre, to best manage safe space available, members of the public are encouraged to watch the meeting online via the Council's Committee pages.

1. Where a member of the public wishes to attend the meeting or has registered a request to take part in Public Speaking physically at the Planning Committee, they are to enter the Civic Centre via the front reception and then make their way up to the Council Chamber on the second floor and take a seat in the Public Gallery [the Blue Room].
2. Although Covid-19 restrictions have now eased, it is still *recommended* that all those attending take a lateral flow test prior to the meeting.
3. Those attending the meeting will *not* be required to wear a face covering. Masks will be made available at the meeting for those who may wish to wear one.
4. We request members of the public do not attend any face to face meeting if they have Covid-19 symptoms

For further information on the items to be discussed, please contact Committees@arun.gov.uk.

PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIRMAN AND SUBJECT TO THE AGREEMENT OF THE MEMBERS OF THE COMMITTEE

PLEASE ALSO NOTE THAT PLANS OF THE APPLICATIONS DETAILED IN THE AGENDA ARE AVAILABLE FOR INSPECTION ON LINE AT www.arun.gov.uk/planning

AGENDA

OFFICER REPORT UPDATES

Note: Reports are attached for all Members of the Committee only and the press (excluding exempt items). Copies of reports can be obtained on request from the Committee Manager.

Note: Members are reminded that if they have any detailed questions would they please inform the Chairman and/or relevant Director in advance of the meeting.

Note: Filming, Photography and Recording at Council Meetings - The District Council supports the principles of openness and transparency in its decision making and permits filming, recording and the taking of photographs at its meetings that are open to the public. This meeting may therefore be recorded, filmed or broadcast by video or audio, by third parties. Arrangements for these activities should operate in accordance with guidelines agreed by the Council and as available via the following link – [PART 8 - CP - Section 5 Filming Photographic Protocol](#)

These meetings are webcast live.

To watch recorded webcasts use the following link – Planning Committee [Webcast Page](#)

REPORT UPDATE

Application no: P/22/22/PL
Page no: 1
Location: Land West of Hook Lane Pagham
Description: Variation of condition 1 imposed under P/132/20/RES relating to approved plans.

UPDATE DETAILS

Reason for Update/Changes:

1) Condition 1 (Plans) has been updated to include the relevant drawings from the previous reserved matters approval under reference P/132/20/RES to include details relating to the full site. These details are unchanged from when they were previously approved by the Council. However, some of the details shown on the drawings is no longer relevant to the northern section which is sought to be amended by this application. Where elements of the plans which previously applied no longer apply this has been set out within Condition 1.

In addition the site layout drawing has been amended at the request of the Local Planning Authority (LPA) to include a footway connecting to the northern boundary of the site. The LPA have sought this to allow a pedestrian/cycle link to be provided directly to Sefter Road at a future date. It is intended for this to be brought forward as a Community Infrastructure Levy (CIL) project.

2) A query was raised in relation to the difference in floor area between the previously approved and proposed dwellings. To confirm the original Reserved Matters for the northern portion of the site provided a total of 8,491sqm of floor area with the proposed layout resulting in 8,769sqm of floor area. Therefore, the variation results in an additional 278sqm of floor area or a 3.27% increase.

Note: The changes to Condition 1 are shown on the attached replacement recommendation sheet.

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Variation of condition 1 imposed under P/132/20/RES relating to approved plans.

Land West of Hook Lane Pagham

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
- Location Plan (Reference LOC01 rev P1)
 - Tree Retention & Protection Plan (Reference 7232-T-05 rev A)
 - Design & Access Statement (Reference 7134 D.02 rev P3)
 - Flood Risk Addendum rev 2
 - Transport Technical Note (Reference JNY11279-01C) dated 23 February 2022
 - Reserved Matters Hardworks Plan 1/2 (Reference 449-RM-01 rev A)
 - Reserved Matters Hardworks Plan 2/2 (Reference 449-RM-02 rev A)
 - Reserved Matters Softworks Plan 1/2 (Reference 449-RM-03 rev A)
 - Reserved Matters Softworks Plan 2/2 (Reference 449-RM-04 rev A)
 - Reserved Matters Softworks Schedule (Reference 449-RM-05 rev A)
 - Highway Geometry & Visibility Splays (Reference 10884-SK-04 rev A)
 - Vehicle Swept Paths Refuse Collection (Reference 10884-SK-01 rev C)
 - Drainage Strategy Plan (Reference 10884-SK-03 Rev A)
 - Finished Floor Levels (Reference 10884- SK-02 rev A)
 - Proposed Block Plan (Reference 7134 BLOC-01 rev P3)
 - Proposed Site Layout (Reference 7134 PL-01 rev P3)
 - Detailed Site Layout Part 1 of 3 (Reference 7134 PL-02 rev P2)
 - Detailed Site Layout Part 2 of 3 (Reference 7134 PL-03 rev P2)
 - Detailed Site Layout Part 3 of 3 (Reference 7134 PL-04 rev P2)
 - Wider Site Layout (Reference 7134 PL-06 rev P3)
 - Proposed site/Bellway Approved RM Comparison (Reference 7134 PL-07 rev P3)
 - Plans & Elevations Type Holly - Brick Plots 19, 55 & 85 and 23, 54 & 88 (Reference 7134 PL10 rev P1)
 - Plans & Elevations Type Holly - Render Plot 4 (Reference 7134 PL11 rev P1)
 - Plans & Elevations Type Spruce - Brick Plots 05, 31, 80, 81 (Reference 7134 PL12 rev P2)
 - Plans & Elevations Type Spruce - Brick Type 2 Plots 60 Handed 75 (Reference 7134 PL-13 rev P2)
 - Plans & Elevations Type Spruce - Weatherboard Type 1 Plots 10, 11 (Reference 7134 PL-14 rev P2)
 - Plans & Elevations Type Spruce - Weatherboard Type 2 Plot 1 (Reference 7134 PL-15 rev P2)
 - Plans & Elevations Type Spruce - Render Plot 52 (Reference 7134 PL-16 rev P2)
 - Plans & Elevations Type Cypress - Brick Plots 20, 45 & 56 and 22, 42 & 57 (Reference 7134 PL17 rev P1)
 - Plans & Elevations Type Chestnut - Brick Type 1 Plots 30, 36, 51 and 58 (Reference 7134 PL19 rev P1)
 - Plans & Elevations Type Chestnut (CT) - Brick Type 3 Plot 78 (Reference 7134 PL20 rev P2)
 - Plans & Elevations Type Aspen - Type 1 Render Plot 2 (Reference 7134 PL21 rev P1)
 - Plans & Elevations Type Aspen - Tile Hung Plots 28 & 32 (Reference 7134 PL22 rev P1)
 - Plans & Elevations Type Aspen - Brick Type 1 Plot 59 (Reference 7134 PL23 rev P1)
 - Plans & Elevations Type Aspen Render - Type 2 Plot 21 (Reference 7134 PL25 Rev P1)
 - Plans & Elevations Type Mulberry - Brick Plots 33, 35 Handed 40 (Reference 7134 PL-26 rev P2)
 - Floor Plans Type Maple - Plot 37, 41, 46 Handed 38 (Reference 7134 PL-27 rev P2)
 - Elevations Type Maple - Tile Hung Plot 41 (Reference 7134 PL-28 rev P2)
 - Elevations Type Maple - Brick Type 1 Plot 37 (Reference 7134 PL-29 rev P2)
 - Elevations Type Maple - Brick Type 2 Plots 46 Handed 38 (Reference 7134 PL30 rev P2)
 - Plans & Elevations Type Bungalow - Weatherboard Plots 83 (Reference 7134 PL-31 rev P2)
 - Plans & Elevations Type Bungalow - Timber Weatherboard Plots 84 Handed 64 (Reference 7134 PL-32 rev P2)

- Plans & Elevations Type Romsey - Brick Type 1 Plots 47, 48, 49, 50, 61, 62 (Reference 7134 PL-33 rev P2)
- Plans & Elevations Type Romsey - Brick Type 2 Plots 63 (Reference 7134 PL-34 rev P2)
- Plans & Elevations Type Baker - Brick Plots 43, 44 (Reference PL-35 rev P2)
- Plans & Elevations Type Ploughwright & Baker - Brick Plots 73, 74 (Reference 7134 PL-36 rev P2)
- Plans Type Cartographer & Baker Plots 25, 26, 27 (Reference 7134 PL-37 rev P2)
- Plans Type Cartographer & Baker Brick Plots 25, 26, 27 (Reference 7134 PL38 rev P1)
- Plans Flat Block 1 Plots 6, 7, 8, 9, 65, 66, 67, 68, 69, 70, 71, 72 (Reference 7134 PL-39 rev P2)
- Plans Flat Block 1 Brick Plots 6, 7, 8, 9, 65, 66, 67, 68, 69, 70, 71, 72 (Reference 7134 PL-40 rev P1)
- Plans Flat Block 2 Plots 12, 13, 14, 15, 16, 17 (Reference 7134 PL-41 rev P2)
- Plans Flat Block 2 Weatherboard Plots 12, 13, 14, 15, 16, 17 (Reference 7134 PL-42 rev P1)
- Garages Floor Plans and Elevations (Reference 7134 PL43 rev P1)
- Car Barn Floor Plans and Elevations (Reference 7134 PL44 rev P1)
- Plans & Elevations Type Spruce - Brick Type 3 Plots 18, 86 Handed 24, 87 (Reference 7134 PL-45 rev P2)
- Street Elevations - Sheet 1 (Reference 7134 PL50 rev P2)
- Street Elevations - Sheet 2 (Reference 7134 PL51 rev P2)
- Street Elevations - Sheet 3 (Reference 7134 PL52 rev P2)
- Schedule of Accommodation (Reference 7134-PL01(P2) rev P2)
- Plot by Plot Schedule of Accommodation (Reference 7134 - PL01(P2))
- Site Layout South (Reference SL.01-S F)
- Affordable Housing Layout (Reference AHL.01 Rev C)
- Noise Assessment Layout (Reference NAL.01)
- Refuse Strategy Layout (Reference RSL.01 Rev C) - This plan remains as approved insofar as it relates to the approved northern internal roads and whole of the southern section.
- Street Elevation A-A (Reference SE.01 Rev D)
- Street Elevation B-B (Reference SE.02 Rev C)
- Street Elevation C-C (Reference SE.03 Rev D)
- Street Elevation D-D (Reference SE.04 Rev D)
- Coloured Street Elevation A-A (Reference CSE.01 Rev D)
- Coloured Street Elevation B-B (Reference CSE.02 Rev C)
- Coloured Street Elevation C-C (Reference CSE.03 Rev D)
- Coloured Street Elevation D-D (Reference CSE.04 Rev D)
- Road Layout and Visibility (Reference 10461-HL-01 Rev C)
- Road Layout and Visibility (Reference 10461-HL-02 Rev C)
- Road Layout and Visibility (Reference 10461-HL-03 Rev C)
- Refuse Vehicle Swept Paths (Reference 10462-VT-01 Rev F)
- Finished Floor Levels (Reference 10461-EW-001 Rev C)
- Finished Floor Levels (Reference 10461-EW-002 Rev C)
- Vegetation Retention and Removal Plan (Reference 167-RM-01)
- Hardworks Plan Sheet 4 (Reference 167-RM-05 Rev C)
- Hardworks Plan Sheet 5 (Reference 167-RM-06 Rev D)
- Hardworks Plan Sheet 6 (Reference 167-RM-07 Rev D)
- Hardworks Plan Sheet 7 (Reference 167-RM-08 Rev C)
- Softworks Plan Sheet 3 (Reference 167-RM-11-C)
- Softworks Plan Sheet 5 (Reference 167-RM-13-D)
- Softworks Plan Sheet 6 (Reference 167-RM-14-D)
- Softworks Plan Sheet 7 (Reference 167-RM-15-C)
- Softworks Schedule (Reference 167-RM-16-D)
- Footpath/Cycle Path Phasing Plan (Reference 167-RM-17-C)
- Play Provision Plan (Reference 167-RM-18 Rev B)
- Open Space Standards Plan (Reference 167-RM-19 Rev A)
- Rife Green / Sefter Meadow Structural Planting Detail (Reference 167-RM-20)
- Sub Station (Reference SS.01.pe Rev A)
- Gas Governor (Reference GG.01.pe Rev A)
- Arkwright-Country-Brick-Plans and Elevations (Reference HT.AR.C.01.pe Rev B) - Remain as approved insofar as they relate to Plots 1, 51, 52, 54, 55 and 58.
- Arkwright-Country-Tile-Plans and Elevations (Reference HT.AR.C.02.pe Rev B) - Remain as approved for plots 64 and 67.
- Arkwright-Town-Weatherboard-Plans and Elevations (Reference HT.AR.T.03.pe Rev C)
- Baker(2 block)-Country-Brick- Elevations (Reference HT.BA.2Blk.C.01.e Rev B) - Remain as approved insofar as it relates to Plots 74-75.
- Baker(2 block)-Floors Plans (Reference HT.BA.2Blk.p Rev A) - Remain as approved insofar as it relates to plots 74-75.
- Bowyer-Country-Brick-Plans and Elevations (Reference HT.BO.C.01.pe Rev B)
- Bowyer-Country-Tile-Plans and Elevations (Reference HT.BO.C.02.pe Rev B)
- Bowyer-Country-Tile-Half Hip-Plans and Elevations (Reference HT.BO.C.02.HH.pe Rev B)
- Bowyer-Town-Brick-Plans and Elevations (Reference HT.BO.T.01.pe Rev C)
- Bowyer-Town-Brick Detail-Plans and Elevations (Reference HT.BO.T.01.BD.pe Rev B) - Remain as approved insofar as it relates to Plots 48 and 218.
- Bowyer-Town-Render-Plans and Elevations (HT.BO.T.02.pe Rev B) - Remain as approved insofar

as it relates to Plots 76 and 176.

- Bowyer-Town-Weatherboard-Plans and Elevations (Reference HT.BO.T.03.pe Rev B)
- Coiner(2 block)-Floors Plans (Reference HT.CN.2Blk.p Rev A) - Remain as approved insofar as it relates to Plots 3, 4, 6, 7, 21, 22, 174, 175, 195, 196, 247, 248, 287 and 288.
- Coiner(2 block)-Town-Brick Detail-Elevations (Reference HT.CN.2Blk.T.01.BD.e Rev A)
- Coiner(2 block)-Town-Brick Detail-Gable-Elevations (Reference HT.CN.2Blk.T.01.BDG.e Rev B) - Remain as approved insofar as it relates to Plots 287 and 288.
- Coiner(2 block)-Town-Brick-Elevations (Reference HT.CN.2Blk.T.01.e Rev A) - Remain as approved insofar as it relates to Plots 21, 22, 195, 196, 247 and 248.
- Coiner(2 block)-Town-Brick-Gable-Elevations (Reference HT.CN.2Blk.T.01.G.e Rev A)
- Cooper(2 block)-Town-Brick-Gable-Plans Elevations (Reference HT.CO.2Blk.T.01.G.pe Rev A)
- Cooper(2 block)-Town-Brick-Plans and Elevations (Reference HT.CO.2Blk.T.01.pe Rev A)
- Coopersmith-Country-Brick Detail-Plans and Elevations (Reference HT.CS.C.01.pe Rev C)
- Coopersmith-Town-Brick Detail-Plans and Elevations (Reference HT.CS.T.01.BD.pe Rev A)
- Coopersmith-Town-Brick-Gable-Plans and Elevations (Reference HT.CS.T.01.G.pe Rev B)
- House Type Coopersmith(2 block)-Town-Brick-Gable- Elevations (Reference HT.CS.2Blk.T.01.G.e Rev A)
- House Type Coopersmith(2 block)-Town-Brick-Gable-Plans (Reference HT.CS.2Blk.T.01.G.p Rev A)
- Coopersmith-Town-Brick-Plans and Elevations (Reference HT.CS.T.01.pe Rev B)
- Cartographer(2 block)-Floors Plans (Reference HT.CT.2Blk.p Rev A)
- Cartographer(2 block)-Country-Brick-Elevations (Reference HT.CT.2Blk.C.01.e Rev B)
- Cartographer(2 block)-Town-Brick-Elevations (Reference HT.CT.2Blk.T.01.e Rev A)
- Framer-Town-Brick Detail-Plans and Elevations (Reference HT.FM.T.01.BD.pe Rev B) - Remain as approved insofar as it relates to Plots 194, 203, 257, 270, 275 and 281.
- Framer-Town-Brick-Plans and Elevations (Reference HT.FM.T.01.pe Rev C) - Remain as approved insofar as it relates to Plots 194, 203, 257, 270, 275 and 281.
- Framer-Town-Render-Plans and Elevations (Reference HT.FM.T.02.pe Rev B)
- Goldsmith-Country-Brick-Plans and Elevations (Reference HT.GO.C.01.pe Rev A) - Remain as approved insofar as it relates to Plot 59.
- Goldsmith-Country-Tile-Plans and Elevations (Reference HT.GO.C.02.pe Rev B)
- Goldsmith-Town-Brick -Plans and Elevations (Reference HT.GO.T.01.pe Rev A) - Remain as approved insofar as it relates to Plots 178, 182, 185 and 204.
- Goldsmith-Town-Render-Baywindow-Plans and Elevations (Reference HT.GO.BW.T.02.pe Rev A)
- Mason-Country-Brick-Plans and Elevations (Reference HT.MA.C.01.pe Rev B) - Remain as approved insofar as it relates to Plots 10, 81 and 82.
- Mason-Town-Brick Detail-Plans and Elevations (Reference HT.MA.T.01.BD.pe Rev A)
- Mason-Town-Brick-Plans and Elevations (Reference HT.MA.T.01.pe Rev B) - Remain as approved insofar as it relates to Plots 37, 177, 229, 243, 258, 268.
- Quilter-Town-Brick-Plans and Elevations (Reference HT.QU.T.01.pe Rev B) - Remain as approved insofar as it relates to Plots 23, 234, 235, 245, 246, 249, 250, 253, 259, 260 and 280.
- Romsey(2 block)-Floors Plans (Reference HT.RO.2Blk.p Rev A) - Remain as approved insofar as it relates to Plots 222 and 223.
- Romsey(2 block)-Town-Brick-Gable-Elevations (Reference HT.RO.2Blk.T.01.G.e Rev A)
- Romsey(2 block)-Town-Brick.Elevations HT.RO.2Blk.T.01.e A - Remain as approved insofar as it relates to Plots 212 and 213
- Romsey-Town-Brick-Plans and Elevations (Reference HT.RO.T.01.pe Rev A) - Remain as approved insofar as it relates to Plot 293.
- Souter/Glover(2 block)-Country-Brick-Elevations (Reference HT.SG.2blk.C.01.e Rev B)
- Souter/Glover(2 block)-Floor Plans (Reference HT.SG.2blk.p Rev A) - Remain as approved insofar as it relates to Plots 14-17, 27-30.
- Souter/Glover1(2 block)-Country-Brick-Elevations (Reference HT.SG1.2blk.C.01.e Rev B)
- Souter/Glover1(2 block)-Floor Plans (Reference HT.SG.2blk..C.01.p Rev A)
- Souter/Glover1(2 block)-Floor Plans (Reference HT.SG1.2Blk.p Rev A)
- Sculptor-Country-Brick-Plans and Elevations (Reference HT.SR.C.01.pe Rev B)
- Sculptor-Town-Brick-Plans and Elevations (Reference HT.SR.T.01.pe Rev B)
- Sculptor-Town-Render-Plans and Elevations (Reference HT.SR.T.02.pe Rev B)
- Tailor(2 block)-Town-Brick Detail-Gable-Plans and Elevations (Reference HT.TA.2Blk.T.01.BD.G.pe Rev A)
- Tailor(2 block)-Town-Brick-Plans and Elevations (Reference HT.TA.2Blk.T.01.pe Rev B)
- Thespian-Country-Brick-Plans and Elevations (Reference HT.TH.C.01.pe Rev C)
- Thespian-Town-Brick-Plans and Elevations (Reference HT.TH.T.01.pe Rev B)
- Tillman(2 block)-Country-Brick- Elevations (Reference HT.TI.2Blk.C.01.e Rev B)
- Tillman(2 block)-Floor Plans (Reference HT.TI.2Blk.p Rev A)
- Tillman(2 block)-Town-Brick- Elevations HT.TI.2Blk.T.01.e Rev A)
- Tillman(2 block)-Town-Brick- Gable-Elevations (Reference HT.TI.2Blk.T.01.G.e Rev B)
- Tillman(2 block)-Town-Render- Elevations (Reference HT.TI.2Blk.T.02.e Rev A)
- Tanner-Floor Plans (Reference HT.TN.p Rev A) - Remain as approved insofar as it relates to Plots 79 and 80.
- Tanner-Town-Brick-Elevations (Reference HT.TN.T.01.e Rev B)
- Weaver-Country-Brick-Plans and Elevations (Reference HT.WE.C.01.pe Rev B) - Remain as approved insofar as it relates to Plots 62 and 63.
- Weaver-Country-Tile-Plans and Elevations (Reference HT.WE.C.02.pe Rev B) - Remain as

approved insofar as it relates to Plot 60.

- Woodcarver-Town-Brick-Plans and Elevations (Reference HT.WO.T.01.pe Rev C) - Remain as approved insofar as it relates to Plot 266.
- Woodcarver-Town-Weatherboard-Plans and Elevations (Reference HT.WO.T.03.pe Rev C) - Remain as approved insofar as it relates to Plot 190, 267 and 276.
- Plots 8-9 - Elevations (Reference P.8-9.e Rev B)
- Plots 8-9 - Floor Plans (Reference P.8-9.p Rev A)
- Plots 12-13 - Floor Plans and Elevations (Reference P.12-13.pe Rev B)
- Plots 24-26 - Elevations (Reference P.24-26.e Rev B)
- Plots 24-26 - Floor Plans (Reference P.24-26.p Rev A)
- Plots 31-32 - Elevations (Reference P.31-32.e Rev B)
- Plots 31-32 - Floor Plans (Reference P.31-32.p Rev A)
- Plots 35-36 - Elevations (Reference P.35-36.e Rev B)
- Plots 35-36 - Floor Plans (Reference P.35-36.p Rev A)
- Plots 38-39 - Floor Plans and Elevations (Reference P.38-39.pe Rev B)
- Plots 42-43 - Elevations (Reference P.42-43.e Rev B)
- Plots 42-43 - Floor Plans (Reference P.42-43.p Rev A)
- Plots 45-46 - Elevations (Reference P.45-46.e Rev C)
- Plots 45-46 - Floor Plans (Reference P.45-46.p Rev B)
- Plots 197-202 - Elevations (Reference P.197-202.e Rev A)
- Plots 197-202 - Floor Plans sheet 1 of 2 (Reference P.197-202.p1 Rev A)
- Plots 197-202 - Floor Plans sheet 2 of 2 (Reference P.197-202.p2 Rev A)
- Plots 207-209- Elevations (Reference P.207-209.e Rev A)
- Plots 207-209 - Floor Plans (Reference P.207-209.p Rev A)
- Plots 216-217 - Floor Plans and Elevations (Reference P.216-217.pe Rev B)
- Plots 224-226 - Elevations (Reference P.224-226.e Rev B)
- Plots 224-226 - Floor Plans (Reference P.224-226.p Rev A)
- Plots 231-233 - Elevations (Reference P.231-233.e Rev A)
- Plots 231-233 - Floor Plans (Reference P.231-233.p Rev A)
- Plots 236-238 - Elevations (Reference P.236-238.e Rev A)
- Plots 236-238 - Floor Plans (Reference P.236-238.p Rev A)
- Plots 239-241 - Elevations (Reference P.239-241.e Rev A)
- Plots 239-241 - Floor Plans (Reference P.239-241.p Rev A)
- Plots 261-263 - Elevations (Reference P.261-263.e Rev A)
- Plots 261-263 - Floor Plans (Reference P.261-263.p Rev A)
- Plots 282-284 - Elevations (Reference P.282-284.e Rev B)
- Plots 282-284 - Floor Plans (Reference P.282-284.p Rev A)
- Plots 291-292 - Floor Plans and Elevations (Reference P.291-292.pe Rev B)
- Plots 296-297 - Elevations (Reference P.296-297.e Rev B)
- Plots 296-297 - Floor Plans (Reference P.296-297.p Rev A)
- Plots 298-300 - Elevations (Reference P.298-300.e Rev B)
- Plots 298-300 - Floor Plans (Reference P.298-300.p Rev A)
- Plots 19-20 - Elevations (Reference P.19-20e Rev A)
- Plots 19-20 - Floor Plans (Reference P.19-20.p Rev A)
- Garage Single-Floor Plans and Elevations (Reference GAR.01.pe Rev C)
- Garage Double- Floor Plans and Elevations (Reference GAR.02.pe Rev C)
- Garage Twin Town-Floor Plans and Elevations (Reference GAR.02.2.T.pe Rev C)
- Garage Single Country- Floor Plans and Elevations (Reference GAR.01.C.pe Rev B)
- Garage Double Country- Floor Plans and Elevations (Reference GAR.02.1.C.pe Rev B)
- Garage Twin Country- Floor Plans and Elevations (Reference GAR.02.2.C.pe Rev B)
- Bin and Cycle Store 2-Plans and Elevations (Reference BCS.02.pe Rev B)
- Garage Twin-Alternative Access-Town-Floor Plans and Elevations (Reference GAR.02.T.pe Rev A)
- Bin and Cycle Store 3 - Plans and Elevations (Reference BCS.03.pe Rev A)
- Bin and Cycle Store 4 - Plans and Elevations (Reference BCS.04.pe Rev A)
- Boundary Materials Layout (Reference BML.01 Rev D) - Remain as approved insofar as it relates to approved southern section.
- Dwelling Materials Layout (Reference DML. 01 Rev D) - Remain as approved insofar as it relates to approved southern section.
- Garden Depths Layout (Reference GDL.01 Rev C) - Remain as approved insofar as it relates to approved southern section.
- Parking Strategy Layout (Reference PSL.01 Rec C) - Remain as approved insofar as it relates to approved southern section.
- Refuse Vehicle Swept Paths (Reference 10462-VT-02 Rev E) - Remain as approved insofar as it relates to approved southern section.

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.

- 2 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.

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REPORT UPDATE

Application no: LU/112/22/PL
Page no: 33
Location: 135A Wick Street Littlehampton
Description: Extension to form 1 No studio flat at first floor level. This application is in CIL Zone 4 (Zero Rated) as flats.

UPDATE DETAILS

Reason for Update/Changes:

Condition requested from Environmental Health regarding hours of construction.

Comments from drainage confirming no conditions requested.

Officers Comment:

Condition has been included to the final list.

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Extension to form 1 No studio flat at first floor level. 135A Wick Street
 This application is in CIL Zone 4 (Zero Rated) as flats. Littlehampton

RECOMMENDATION

AC - Approve Conditionally

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
 Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans
 - Location and Block Plan - TP.04 Rev C
 - Proposed Elevations - TP.02 Rev C
 - Proposed Floor Plan and Roof Plan - TP.01 Rev C
 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 The two obscure glazed screens to the west and north elevations of the first floor external staircase landing shown on the approved plans (TP.02 Rev C) shall be installed prior to first use of the staircase and retained in perpetuity to a height of 1.8m from finished floor level.
 Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.
- 4 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of The Adopted Arun Plan 2011 - 2031
- 5 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. The spaces so approved shall be retained in perpetuity.
 Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and T SP1 of the Arun Local Plan.
- 6 The development shall not be occupied until a scheme has been submitted a for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwellings and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.
 Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan.
- 7 **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.