



# Public Document Pack

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Committee Manager Andrew Bishop (Ext. 37984)

23 December 2021

## 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 5 January 2022 at 2.00 pm** and you are requested to attend.

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

**PLEASE NOTE:** Subject to Covid-19 Risk Assessments members of the public are advised of the following:

Where public meetings are being held at the Arun Civic Centre in order to best manage safe space available, members of the public are in the first instance asked to watch the meeting online via the Council's Committee pages – the meeting will be available to watch live this [link](#).

- a) Where a member of the public has registered a request to speak, they will be invited to submit their statement in advance of the meeting to be read out by an Officer. In response to the continuing health guidelines, there will be very limited public access to this meeting. Admission for public speakers will be by ticket only. Attendees will be asked to sit in an allocated seat in the public gallery on a first come first served basis. Only one ticket will be available per person.
- b) It is recommended that all those attending take a lateral flow test prior to the meeting.
- c) All those attending the meeting will be required to wear face coverings and maintain safe distancing when in the building/meeting room.
- d) Members of the public must **not** attend any face to face meeting if they or a member of their household have Covid-19 symptoms.

For further information on the items to be discussed, please contact: [committees@arun.gov.uk](mailto:committees@arun.gov.uk)

**PLEASE NOTE THAT THE ORDER OF THE AGENDA MAY BE ALTERED AT THE DISCRETION OF THE CHAIR 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](http://www.arun.gov.uk/planning)<<http://www.arun.gov.uk/planning>>**

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

### **2. DECLARATIONS OF INTEREST**

Members and Officers are reminded to make any declarations of pecuniary, personal and/or prejudicial interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent.

Members and officer should make their declaration by stating:

- a) the application they have the interest in
- b) whether it is a pecuniary, personal and/or prejudicial
- c) the nature of the interest
- d) if it is a prejudicial or pecuniary interest, whether they will be exercising their right to speak to the application

### **3. VOTING PROCEDURES**

Members and Officers are reminded that voting at this Committee will operate in accordance with the Committee Process as set out in the Council's adopted Planning Local Code of Conduct for Members and Officers at Part 8 of the Constitution. A copy of the Planning Local Code of Conduct can be obtained from Planning Services' Reception and is available for inspection in the Members' Room.

### **4. MINUTES**

To approve as a correct record the Minutes of the Special meeting held on 15 December 2021 (to be circulated separately to the agenda).

### **5. ITEMS NOT ON THE AGENDA WHICH THE CHAIRMAN OF THE MEETING IS OF THE OPINION SHOULD BE CONSIDERED AS A MATTER OF URGENCY BY REASON OF SPECIAL CIRCUMSTANCES**

## PLANNING APPLICATIONS

6. **LU/315/21/PL - 12 CORNWALL ROAD, LITTLEHAMPTON BN17 6EE** (Pages 1 - 16)
7. **P/147/21/RES - LAND ADJACENT TO SEFTER SCHOOL HOUSE, SEFTER ROAD, BOGNOR REGIS PO21 5EE** (Pages 17 - 32)

## PLANNING APPEALS

8. **APPEALS** (Pages 33 - 36)

### **OFFICER REPORT UPDATES**

Will be circulated ahead of the meeting if there are any.

### **BACKGROUND PAPERS**

In the case of each report relating to a planning application, or related matter, the background papers are contained in the planning application file. Such files are available for inspection/discussion with officers by arrangement prior to the meeting.

Members and the public are reminded that the plans printed in the Agenda are purely for the purpose of locating the site and do not form part of the application submitted.

Contact Officers :

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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.

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## PLANNING APPLICATION REPORT

REF NO: LU/315/21/PL

LOCATION: 12 Cornwall Road  
Littlehampton  
BN17 6EE

PROPOSAL: Change of use from (C3) Dwelling house to 7 bed House in Multiple Occupation (Sui Generis) including the demolition of the existing garage and erection of single storey side extension (resubmission following LU/240/21/PL). This site is in CIL Zone 4 and is CIL Liable as a House in Multiple Occupation.

### SITE AND SURROUNDINGS

#### DESCRIPTION OF APPLICATION

As above. The proposed layout shows 7 HMO rooms; Units 1 and 5 on the ground and first floor consist a bedroom, en-suite shower room, and lounge, Units 2, 3, 4, 6 and 7 consist a bedroom and en-suite shower room. The layout also includes a communal shared kitchen/dining room on the ground floor. The proposals also include the demolition of the existing single storey garage and the construction of a new single storey side extension in its place to provide additional habitable accommodation (Bedroom 4). The proposals now include 5 parking spaces (increased from 3 to 5 spaces during the course of the application's determination period). The floor plans have also been amended to clarify the ground floor kitchen/dining room is 'communal', remove the separate external access to Bedroom 4, and enlarge the en-suite to Bedroom 4. The Site Plan shows the provision of some bin storage for rubbish and recycling in the front driveway. A shared rear patio/garden area is shown leading off the communal kitchen/dining room.

During an inspection in connection with an enforcement investigation in November, it was evident that works to demolish the garage to the west side of the property & excavations for the extension had been carried out. The entrance door to the west elevation had also been blocked up & internal refurbishment works required in connection with the proposed use as a 7 bed house in multiple occupation were in progress.

#### TOPOGRAPHY

Predominantly flat.

#### TREES

Group of trees (magnolia, fruit trees and shrubs etc.) on boundaries and around frontage of site.

#### BOUNDARY TREATMENT

Low level/medium height brick walls, close board timber fencing, concrete posts. Double vehicular gates and single pedestrian gate with brick piers fronting onto Cornwall Road.

SITE CHARACTERISTICS

Two storey detached single dwellinghouse, with brick elevations, hipped tiled roof, white UPVC windows and doors. Single storey attached flat roofed garage. Front, side, rear gardens. Front driveway. Corner plot on junction between Cornwall Road and Arundel Road.

CHARACTER OF LOCALITY

Suburban/urban character. Residential area just outside Littlehampton town centre.

**RELEVANT SITE HISTORY**

LU/240/21/PL	Change of Use from (C3) Dwelling house to 7 No. bed House in Multiple Occupation (Sui Generis)	Withdrawn 01-10-21
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LU/145/21/PL	Change of use from (C3) Dwelling house to 9 bed House in Multiple Occupation (Sui Generis)	Withdrawn 22-07-21
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LU/145/21/PL - proposal for 9 HMO bedrooms.

Withdrawn, due to adverse comments from the Council's Private Sector Housing Officer including in respect of HMO room sizes and lack of shared kitchen and Town Council's objection based on these comments.

LU/240/21/PL - proposal for 7 HMO bedrooms.

Withdrawn, due to layout not showing an HMO, but rather self-contained units including own en-suites and kitchenettes, so Council concluded application cannot be assessed as an HMO as described and should be refused on that basis.

**REPRESENTATIONS**

Littlehampton Town Council -  
Objection.

Despite comments from WSCC Highways, due to position of site and lack of parking provision and on-site turning space, proposals are unsafe and would have adverse impact on the residential amenity of those living in the surrounding area.

8 letters of objection were received, issues raised summarised as:

- 2 car parking spaces not sufficient for 7 bed HMO.
- Highways safety concerns from local residents given site's corner location, site access, visibility issues and increased on-street parking pressures as a result of proposals. Already issues with parked vehicles obstructing cycle and footpaths in area. Multiple schools accessed by this route.
- Impact on local amenity from on-street parking issues. People cannot egress and access driveways.
- Do not want more HMOs in the area - causes overcrowded parking, antisocial behaviour, drug problems, lack of property maintenance, and the loss of family housing in area affects demographics and makes the town less economically sustainable.
- Construction work has already started on site.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Comments noted. Matters of parking and highways safety addressed in Conclusions section of report. The Council is aware that construction work has commenced on site, and the Council's Planning Enforcement team continue to monitor this alongside progress of the planning application, and will take action where appropriate.

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

WSCC Highways:

No objection.

Based on revised plans, provision of 5 car parking spaces (and 8 cycle parking spaces) on-site meets the WSCC parking standards for a 7 bed HMO. Proposal will result in slight increase in material movements, but given scale of proposed HMO, it is not anticipated to have a significant impact on traffic/the local highway network. No evidence to suggest existing site access is operating unsafely or that proposal would exacerbate an existing highways safety concern. Based on swept path analysis, it appears that cars may be able to turn on-site using a multi-point manoeuvre, however, reversing out onto the highway would not give rise to highway safety concerns, as this is the existing arrangement which has operated with no known safety concerns. In conclusion, the LHA considers proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore accords with para.11 of the NPPF and no transport grounds to resist proposal. Suggest a planning condition to secure cycle parking.

Private Sector Housing Officer:

No objection.

On basis of revised plans showing larger en-suite to Bedroom 4, the proposals now accord with the HMO standards. Provision of general advice in respect of fire safety, ventilation and legislation requirements.

Environmental Health Officer:

No objection.

Recommend planning condition for standard construction hours.

Tree Officer:

No objection.

Whilst it is regrettable that none of the boundary trees are retained as they make a group impression, none of the trees stand out as being of TPO quality.

**COMMENTS ON CONSULTATION RESPONSES:**

Comments noted and addressed in Conclusions section of report.

**POLICY CONTEXT**

Designation applicable to site:

Inside Built-Up Area Boundary

Prone to groundwater flooding

2km Climping Beach SSSI

CIL Zone 4

**DEVELOPMENT PLAN POLICIES**

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

SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
HSP4	H SP4 Houses in multiple occupation
TDM1	T DM1 Sustainable Travel and Public Rights of Way
TSP1	T SP1 Transport and Development
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
WMDM1	WM DM1 Waste Management
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
ENVSP1	ENV SP1 Natural Environment
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

[Littlehampton Neighbourhood Plan 2014 Policy 1](#)      The Presumption in Favour of Sustainable Development

Littlehampton Neighbourhood Plan 2014 Policy 2      A Spatial Plan for the Town

**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

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

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans 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 policies contained within the Littlehampton Neighbourhood Plan (made 2015) are relevant in the determination of this planning application.

**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."

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

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

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

The proposal is considered to comply with relevant Development Plan policies in that it would provide a suitable form of accommodation in a location on the outskirts of Littlehampton town centre in a sustainable location, would not contribute to excessive traffic or parking demands in the area, and would provide an adequate area of open space to serve the future occupants. The proposals would therefore accord with HMO policy H SP4 of the Arun Local Plan.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are other material considerations to be weighed in the balance with the Development Plan. This is in the form of the Council's current lack of a 5 year housing land supply which means the NPPF's presumption in favour of sustainable development applies to applications for the provision of housing.

**CONCLUSIONS**

KEY ISSUES:

The key issues in the determination of this application are as follows:

- Principle of development.
- Impact of this type of housing on the character of the area.
- Parking provision and impact on traffic and highways safety in the area.
- Provision of open space to serve occupants of HMO.
- Provision of internal space for occupants of HMO.
- Waste provision for HMO.
- Impact of HMO on local residential amenity.

Other matters of consideration include;

- Impact of extension on the residential and visual amenity of area.
- Drainage.
- Impact on ecology.
- Impact on trees.

PRINCIPLE OF DEVELOPMENT:

The site is in a Built-up area Boundary where new development should be focussed, according to policy SD SP2 of the Arun Local Plan (ALP), provided it accords with other policies of the Plan covering such issues as visual and residential amenity, parking and highway safety.

Regard should be had to policy SD SP1 of the ALP which states: "When considering development

proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)."

Policy 1 of the Littlehampton Neighbourhood Plan (LNP) states "Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the Neighbourhood Plan are out of date or silent unless:

- other relevant policies in the Development Plan for Arun indicate otherwise;
- or any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF;
- or specific policies in the Framework or other material considerations indicate that development should be restricted.

Policy 2 of the LNP states that "The Neighbourhood Plan concentrates future housing, economic and community-related development within the built up area boundary of Littlehampton". Policy 3 of the LNP relates to the provision of housing and states that sites within 400m walking distance of a local centre will be particularly suited to meeting the needs of smaller households, elderly and young people without private transport and therefore at least 50% should be 2 beds or smaller.

The proposal is acceptable in principle given its location in a sustainable location within the Built-Up Area Boundary, in walking distance of a range of shops, facilities and services in Littlehampton Town Centre and access to different modes of sustainable transport including walking/cycling routes, bus routes and Littlehampton train station. It would provide small scale accommodation i.e. HMO rooms of accommodation for single people, elderly and young people within 400m walking distance of the town centre who may not have access to private transport.

The proposals would therefore accord with ALP policies SD SP2 and SD SP1, policies 1, 2 and 3 of the LNP and the NPPF, in this respect.

The application proposes the conversion of an existing single dwelling into a large HMO (6 bedrooms+) to form a 7 bedroom HMO. All bedrooms have their own en-suite bathrooms/shower rooms but not kitchenettes, and would share a communal kitchen/dining room on the ground floor level. Bedroom Units 1 and 5 would also include their own lounges. For the avoidance of doubt, a planning condition is recommended to be imposed to ensure that at no time can each HMO bedroom/unit contain both a kitchen facility and bathroom washing facility and at no time can these HMO bedrooms/units become fully enclosed and self-contained.

Arun Local Plan (ALP) policy H SP4 states applications for HMOs will be favourably considered where they meet certain criteria as follows;

- (a) Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- (b) Do not contribute to the generation of excessive parking demands or traffic in an area;
- (c) Provide adequate areas of open space.

The NPPF's para. 12 requires that up-to-date Development Plan policies are the starting point for decision-making. In this case the relevant policy is Local Plan policy H SP4 which is considered to be up to date.

#### IMPACT ON CHARACTER OF AREA:

HMO policy H SP4 requires that HMOs (a) Do not adversely affect the character of the area including

eroding the balance between different types of housing, including family housing. The supporting text (para 12.5.1) states "In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided."

The site is located within Littlehampton Town Centre, on the outskirts of the main retail and service centre of the high street and surrounding area. The immediate area has a predominantly residential character comprising of detached, semi-detached and terraced housing and some blocks of flats. Given its edge of town centre location, mixed character of different types of housing in the area, it is considered that the introduction of an HMO to this site would not adversely affect the character of the area or erode the balance between different types of housing, including family housing. The area appears to have mixed types of housing for single people and couples like smaller flatted development and other HMO's. The proposals would therefore accord with criteria (a) of HMO policy H SP4.

#### PARKING, TRAFFIC AND HIGHWAYS IMPACTS:

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

Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage.

HMO policy H SP4 requires that HMOs (b) Do not contribute to the generation of excessive parking demands or traffic in an area.

WSCC Parking Standards Guidance (September 2020) expects the provision of 0.5 car parking spaces per bedroom and 1 cycle parking space per unit for HMO developments. The ADC Parking SPD (2020) does not specify car or cycle parking standards for HMO developments, but for new residential development expects 2 car parking spaces for 4 bedroom + houses (in Parking Behaviour Zone 4) and 1 cycle parking space per unit for 1 bed flats/houses. The ADC Parking SPD also requires all houses with a garage or driveway to include 100% of parking spaces with electric vehicle charging point (EVCP) provision and for other development to include 20% of parking spaces with this EVCP provision.

The application initially proposed 2 car parking spaces on-site and 8 cycle parking spaces on-site. The Local Highways Authority (LHA), WSCC Highways, were consulted and commented that for HMOs they would expect parking provision of 0.5 spaces per bedroom so for a 7 bedroom HMO this would equate to 3-4 spaces. Two spaces were initially proposed and the LHA commented that any overspill parking would have to be accommodated on-street. They acknowledged that, whilst on-street parking in the area is limited, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highways safety. As such, the LHA confirmed they did not consider the shortfall of 2 spaces would result in detriment to highways safety, but that the Local Planning Authority (LPA) may wish to consider the potential amenity impacts of increased on-street parking. They also recommended a planning condition to secure the 8 cycle parking spaces shown, which would be acceptable cycle parking provision to serve a 7 bedroom HMO.

The proposals have now been revised to include 5 car parking spaces on-site. The LHA have

commented that the revised proposal is a significant improvement over that which was originally proposed and that the provision of 5 car parking spaces meets the WSCC standards for a 7 bed HMO development and the bays are suitably sized. The LPA also note that the site is positioned in a highly sustainable town centre location with access to walking, cycling and public transport routes, and that cycle spaces would be provided on site, so occupiers would not have to rely on use of a private vehicle. Based on this, and the LHA comments, it is concluded the proposals would not result in excessive on-street parking demand in the area, and would accord with criteria (b) of HMO policy H SP4 in this respect.

In terms of traffic generation, the LHA have commented that, although the proposal will result in a slight increase in material movements, given the scale of the proposed HMO, it is not anticipated to have a significant impact on the local highway network. It is therefore concluded that the proposals would not result in the generation of excessive traffic in the area, and would accord with criteria (b) of HMO policy H SP4 in this respect.

In respect of the site access and highways safety, the LHA commented that; there are no apparent visibility issues with the existing site access and that collision data shows no recorded injury accidents attributed to road layout in the area. They add that there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing highways safety concern. In respect of turning on site, based on the initial plans, the LHA commented that on-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement, so it is not anticipated to result in a highway safety concern. In terms of the revised proposals which include a swept path analysis, the LHA note that it appears that cars may be able to turn on-site using a multi-point manoeuvre. Although as mentioned previously, they do not anticipate that reversing out onto the highway would give rise to a highway safety concern, as this is the existing arrangement which has operated with no known safety concerns.

In conclusion, subject to planning conditions to secure provision of the car and cycle parking spaces and electric vehicle charging points, the proposals would; provide a suitable and safe access, not result in severe harm to the operation and safety of the highways network, provide sufficient parking, would not result in excessive traffic generation or on-street parking demand in the area, and be located in a sustainable location and encourage use of sustainable modes of transport. The proposals would therefore accord with the NPPF, policies T SP1, T DM1 and H SP4(b) of the ALP, the WSCC Parking Standards Guidance (2020) and the ADC Parking SPD (2020).

#### PROVISION OF OPEN SPACE FOR HMO OCCUPANTS:

HMO policy H SP4 requires that HMOs (c) Provide adequate areas of open space.

The proposals include a paved terrace outside space to the rear of the property, leading off the communal kitchen/dining room. This is considered adequate outside open space to serve the occupants of a 7 bed HMO, which are very unlikely to have children (who may require more open play space etc.) and are most likely to be single people and/or couples. The proposals accord with criteria (c) of HMO policy H SP4. In addition, it is noted there is an abundance of public open space in close proximity to the property, along Littlehampton seafront and at local parks, providing outdoor amenity for future occupants of the HMO.

#### PROVISION OF INTERNAL SPACE FOR HMO OCCUPANTS:

Arun Local Plan policy D DM2 states that: "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".

The Technical Housing Standards (Nationally Described Space Standard) does not provide relevant standards for Houses in Multiple Occupation. Regard should be had to Arun's Environmental Health Private Housing Standards.

The standards reference the following documents: "LACORS Promoting Quality Regulation" (LGA) 2009 and "Chichester and Arun Landlord Accreditation Scheme Standards" 2013. The Chichester and Arun Landlord Accreditation Scheme Standards 2013 include requirements such as number of bathrooms/toilets, number of electric sockets per room, kitchen facilities, heating, waste disposal, energy efficiency and windows. These would all need to be adhered to in order to receive an HMO licence from the Council.

The Council's Private Sector Housing Officer has commented as follows:

- Based on single-occupancy rooms, the room measurements, including the kitchen/diner and both lounges, are sufficient and meet the minimum requirements.
- Bedrooms 4 & 5 will become inner rooms, but this has been acknowledged on the proposed plans as alternative means of escapes are provided.
- The en-suite bathroom to bedroom 4 does not appear to be of an adequate size or layout. Bathrooms must be of an appropriate size to provide adequate changing and drying space for the users. The proposed plans show this bathroom to be of the same width as the shower tray which is likely to restrict the movement of the user. For example, the user is likely to collide with the walls on either side when stepping out of the shower and attempting to dry themselves or get dressed. In addition to not meeting the HMO Standards, this is likely to be identified as a hazard under the Housing Health and Safety Rating System (HHSRS).

The HMO Officer also provides general advice in respect of fire safety, ventilation and legislation requirements.

The floor plans have since been amended to increase the size of the en-suite to bedroom 4 and the HMO Officer has confirmed they are satisfied the proposals now accord with the HMO Standards. It is considered the proposals accord with the internal space standards.

#### WASTE STORAGE PROVISION:

The supporting text (para. 12.5.5) to HMO policy H SP4 states that "Larger households tend to generate more refuse, regardless of whether the property is occupied by a single family or in multiple occupation. Where large amounts of refuse are not adequately stored prior to collection, it can become both unsightly and a health hazard, particularly during summer months."

Policy WM DM1 of the Arun Local Plan states "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
- b. Where appropriate, communal recycling bins and safe bin storage areas are available to residents of flats.

The Site Plan indicates the provision of some bin storage (2 bins) for rubbish and recycling in the front driveway. It is not clear how big each bin is. However, for a 7 bedroom HMO, it is expected that 1 x 240l capacity for recycling and 1 x 240l capacity for rubbish is provided per bedroom, and there appears to be an under-provision according to the Site Plan. As such, a planning condition will be applied specifying the total quantum of waste storage provision required and that details of the bin storage enclosure should be submitted to and approved by the Local Planning Authority prior to occupation.

#### RESIDENTIAL AMENITY IMPACT OF HMO AND EXTENSION:

Policy D DM1 of the ALP states new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. QE SP1 states the Council requires development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity. Supporting text (para. 12.5.2) to HMO policy H SP4 states that "A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area" and that (para. 12.5.4) "Many properties are capable of accommodating a modest increase in occupancy." It goes on to say however "increased occupancy may well give rise to noise and disturbance". D DM4 relates to extensions and requires that the extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

The proposed change of use from a single dwelling to a 7 bedroom HMO (Use Class C3 to HMO sui generis use) may give rise to some increased occupancy and some intensification of the use of the property. However, given the existing size of the dwelling which is a generous detached house with 5 bedrooms capable of accommodating a family of at least 6, there would only likely be a modest increase in occupancy. The use would remain residential in character and have similar characteristics to residential properties in the locality. It is also worth noting there is not a large concentration of HMOs in the immediate area. Therefore it is not considered that the potential increase in occupancy or intensification of use would be so material as to result in a significant increase in noise and disturbance, or warrant a refusal in this case. Environmental Health has raised no objection in this regard.

The proposed extension would replace an existing garage (albeit with slightly bigger footprint), would be single storey, have no side facing windows, and would not give rise to any undue overbearing, overshadowing or overlooking to neighbouring occupants, in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan and the NPPF.

#### VISUAL IMPACTS OF EXTENSION:

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, appearance, density, scale, innovation, adaptability, residential amenity impact, trees and crime prevention. ALP policy D DM4 relates to extensions and requires that they sympathetically relate to and are visually integrated with the existing building, and visually subservient to the main building.

Para 124 of the National Planning Policy Framework (NPPF) 2021 states that planning decisions "should support development that makes efficient use of land, taking into account..." amongst other things "(d) the desirability of maintaining an area's prevailing character and setting (including residential gardens)". Para 130 requires that applications for developments (b) are visually attractive as a result of good architecture and (c) are sympathetic to local character and history, including the surrounding built environment. Para 134 states "Development that is not well designed should be refused".

The proposed extension would replace an existing garage (albeit with slightly bigger footprint), would similarly be single storey, have a flat roof form, and would appear visually subservient in scale to the main building. The proposed materials would be facing brickwork elevations, 3 ply roof covering, and an existing white UPVC window would be re-used on the extension. A planning condition is recommended to ensure the facing brickwork would match that of the host dwelling to ensure a sympathetic appearance and that the extension would sufficiently visually integrate with the existing building. As such, the proposals would accord with the NPPF and policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

#### DRAINAGE:

ALP policy W DM2 sets out the requirements for development in areas at risk of flooding, including; the need for the sequential test, an FRA, adaptation and mitigation measures, flood warning and evacuation plans and site drainage plans. ALP policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. The ADC Design Guide SPD (Section K.04) requires that development incorporate Sustainable Drainage Systems (SUDs) and flood risk mitigation.

The site is in Flood Zone 1 (lowest risk of flooding), the plot is smaller than 1 hectare and the use would remain residential (with extension of same footprint as existing garage). As such, a Sequential Test, Flood Risk Assessment nor flood mitigation measures are required. The site is not in any other special drainage designation although mapping suggests the area may experience some degree of groundwater flooding.

The proposed extension would have a similar albeit slightly bigger footprint than the existing garage. The Site Plan shows the removal of some grassed areas to accommodate the new parking bays and driveway areas but indicates that this would be replaced with permeable tarmac. In addition, the Site Plan indicates that the existing tarmac driveway will be replaced with new permeable tarmac, which would provide an uplift on overall permeability on site. As such, the proposals incorporate SUDs, would be adequately drained, and accord with policy W DM3 of the ALP.

#### ECOLOGY:

In terms of legislation, development will need to avoid impacts on legally protected species, and where this is not possible, mitigation or compensation will be necessary and a Licence from Natural England may be required. Paras 174 and 180 of the NPPF indicates that developments should aim to protect or enhance, minimise impacts, and provide net gains to biodiversity. Net Biodiversity Gain is an important aspect of the Environment Act and the NPPF. ALP policy ENV DM5 states development shall seek to achieve a net gain in biodiversity and protect existing habitats on site.

No biodiversity enhancement measures have been proposed. In order to accord with the Environment Act, NPPF and ALP policy ENV DM5 a planning condition is recommended to secure a Biodiversity Net Gain Plan to show proposed measures e.g. inclusion of bird boxes, wildflower planting etc.

#### TREES:

ALP policy ENV DM4 seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or that contribute to local amenity.

There are a group of trees (magnolia, fruit trees and shrubs etc.) on the boundaries and around the frontage of the site. The proposed Site Plan shows the removal of all these trees to facilitate the new hardstanding and car parking spaces. The Council's Tree Officer has been consulted and confirmed that, whilst it is regrettable that none of the boundary trees are retained as they make a group impression, none of the trees stand out as being of TPO quality. Given this, that the trees have limited local amenity value, and that the site is not in a Conservation Area, it is concluded that the loss of these trees is acceptable on balance, in accordance with policy ENV DM4 of the Arun Local Plan.

#### SUMMARY:

The proposed use of the property as a 7 bedroom HMO represents an efficient use of the land/building in a sustainable location within the Built-Up Area Boundary. The proposals would also, subject to conditions, have acceptable impacts on; the character of the area including the balance of different

housing types, parking/traffic and highways, the residential and visual amenity of the area, and drainage and would provide adequate parking, open space and internal space for future occupants, waste storage provision, and Biodiversity Net Gain. The proposals therefore accord with the relevant policies in the Development Plan and the NPPF.

The application is accordingly recommended for approval, 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.

**CIL DETAILS**

This application is CIL Liable as it is a House in Multiple Occupation, therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

**RECOMMENDATION**

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
  - Proposed Ground and First Floor Plans (2350-P-02 Rev G)
  - Proposed Elevations (2350-P-05 Rev G)
  - Proposed Site Plan (2350-P-04 Rev D)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies H SP4, D SP1, D DM1, QE SP1, T SP1 and T DM1 of the Arun Local Plan.



- 2 The HMO bedrooms shall not at any time include both an en-suite washing facility and a kitchen facility and shall not at any time be fully enclosed to form self-contained residential units. The layout shall accord with the plans approved under this application and shall be retained strictly as such thereafter.

Reason: To ensure that no part of the property becomes self-contained thus failing to comply with internal and external space and amenity standards for self-contained residential dwellings. To ensure compliance with policy H SP4 and D DM2 of the Arun Local Plan.

- 3 The materials and finishes of the external walls of the single storey side extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

- 4 Prior to first occupation of the development hereby permitted, the provision of 1 x 240l capacity for refuse and 1 x 240l capacity for recycling waste storage shall be made for each HMO bedroom. This waste storage provision shall be enclosed within a dustbin storage enclosure, the details of which shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation. The waste storage provision and dustbin enclosure shall be retained for this purpose only thereafter.

Reason: To ensure adequate waste storage provision for future occupants of the HMO and to protect local residential amenity from rubbish nuisance, in accordance with policies H SP4 and WM DM1 of the Arun Local Plan.

- 5 Prior to first occupation of the development hereby permitted, the 5 on-site car parking spaces shall be constructed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate vehicle parking provision on site for future occupants of the HMO and to protect the local area from excessive on-street parking demand, in accordance with policies H SP4, T SP1 and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).

- 6 Prior to first occupation of the development hereby permitted, the 8 on-site covered and secure cycle parking spaces shall be installed in accordance with the approved Site Plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate cycle parking provision on site for future occupants of the HMO and to provide alternative sustainable travel options to the use of the car, in accordance with policies T SP1 and T DM1 of the Arun Local Plan, the West Sussex County Council Parking Guidance SPD (2020) and the Arun District Council Parking SPD (2020).

- 7 Prior to first occupation of the development hereby permitted, the required electric vehicle charging spaces (100% of all vehicle parking spaces) must be provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These spaces and charging facilities shall thereafter be retained and maintained in good working order at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including the National Planning Policy Framework, and policies T SP1 and T DM1 of the Arun Local Plan, and to improve air quality in accordance with policy QE DM3 of the Arun Local Plan.

- 8 No 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 Policies QE SP1 and QE DM1 of the Adopted Arun Local Plan 2011 - 2031.

- 9 Prior to first occupation of the development hereby approved, a Biodiversity Net Gain Plan (setting out the proposed biodiversity enhancement measures to ensure Biodiversity Net Gain on site) shall be submitted to and approved in writing by the Local Planning Authority. These approved measures shall be installed prior to first occupation.

Reason: To ensure the proposals result in a net gain in biodiversity, in accordance with the Environment Act, the National Planning Policy Framework and policy ENV DM5 of the Arun Local Plan.

- 10 **INFORMATIVE:** This property will, when occupied, become a House in Multiple Occupation and will need to comply with the relevant fire safety and fitness for occupation standards under current Housing Acts. The premises will also require a HMO Licence. The applicant is advised to contact the Council's Environmental Health department for further information.

- 11 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by 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.

## **BACKGROUND PAPERS**

[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**LU/315/21/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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PLANNING APPLICATION REPORT

REF NO: P/147/21/RES

LOCATION: Land adjacent to Sefter School House  
Sefter Road  
Bognor Regis  
PO21 3EE

PROPOSAL: Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION

The application seeks reserved matters approval for 4 x semi-detached 3-bed dwellings and 2 x detached 4-bed dwellings with gardens, parking, communal areas, landscaping and ancillary works. Approval of scale, layout, external appearance and landscaping are sought. Access was approved on P/116/19/OUT.

The houses will be two storeys (the additional roof space accommodation shown on the previous application has been removed). They have a mix of roof forms & heights with front and side gables and hips. Materials include red/brown bricks, off-white smooth render, white uPVC and man made slate tile roofing. The previous application included light/dark grey weatherboarding and this has been omitted. There are no precise details of materials and so a condition would be required.

The 3-bed dwellings have 2 parking spaces each and the 4 bed have 3 spaces. The layout shows 2 visitor spaces and 2 motorcycle spaces. Rear garden sheds provide cycle storage (2 cycles) but as there are no elevations a condition will be required. It is stated each house will have an electric car charge point but a condition would be required to secure the details of these. A communal bin store is shown on the layout plan and an elevation has been supplied. The layout includes a turning head.

A landscaping scheme (with separate accompanying specification) details the planting of 14 new trees, new hedgerows, planted beds, wildflower and grassed areas along with wildlife enhancement features. There is a small communal amenity area (60m<sup>2</sup>) within the layout and the verges either side of the access will be left natural/planted with

wildflowers.

The layout plans show new 1.8m timber fencing between the plots and a 0.9m high post and rail fence to the rear of the gardens to ensure unrestricted maintenance access to the stream bank and so wildlife can traverse the site. There will then be a short length of removable chain between the rear fence and the stream bank to define ownership and 3m wide (1.2m high) gates at plots 1 & 6 to prevent unlawful access to the rears of the six gardens.

SITE AREA	0.266 hectares.
RESIDENTIAL DEVELOPMENT DENSITY	23 dwellings per hectare.
TOPOGRAPHY	Predominantly flat but the site is higher than Sefter Cottage to the southwest.
TREES	None on site but significant off-site trees including overhanging the stream.
BOUNDARY TREATMENT	1m high timber fencing to the north western boundary with the dwellings. Hedging and part timber fencing to the western boundary. Open to the stream on the south east boundary. Currently hoardings to Sefter Road.
SITE CHARACTERISTICS	A former builders yard on the boundary of the Pagham Built-up Area. There is a stream running along the south eastern boundary.
CHARACTER OF LOCALITY	Semi-rural location. To the southwest, west and northwest the site adjoins the curtilages of existing two storey houses (4 in total) which back onto the site. These are fairly traditional in design befitting the rural location and have brick, flint & white painted brick elevations and slate roofs. To the east is Sefter Road with open farmland beyond.

To the south, the site adjoins a strategic housing site allocated in the Arun Local Plan for which there is outline and reserved matters permission for up to 300 homes, an 80 bed care home, up to 4000sq.m of Class D1 uses (including primary school) and associated infrastructure. The recent reserved matters permission (P/132/20/RES) shows a large open area adjacent to the shared boundary with houses at least 100m away. House types closest to the site are two storeys with no roof accommodation and in brick or hanging tile.

<b>RELEVANT SITE HISTORY</b>
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P/111/21/RES	Approval of reserved matters following P/116/19/OUT for the erection of 2 No detached houses & 4 No semi detached dwellings. This site is in CIL Zone 5 and is CIL Liable as new dwellings.	Refused 01-10-21
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P/132/20/RES	Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).	Approve Conditionally 10-09-21
P/116/19/OUT	Outline application with all matters reserved, except for access, for the erection of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses with associated access, parking & gardens. This application is a Departure from the Development Plan.	App Cond with S106 01-10-20

This application follows an outline permission granted in October 2020 (P/116/19/OUT). Application P/111/21/RES was refused in October 2021 for the following reason:

"By reference to the closeness of houses to each other, their internal size, their heights, proposed materials and the external garden depths, the proposal does not achieve a high standard of design quality, will adversely affect the character/appearance of this semi-rural location and represents an overdevelopment of the site in conflict with Arun Local Plan policies D DM1, LAN DM1 & D SP1, the Arun Design Guide SPD and the NPPF."

The changes made to the new application are considered to be positive and satisfy the previous concerns.

**REPRESENTATIONS**

Pagham Parish Council do not consider that the proposal has sufficiently resolved the previous refusal reason and objects for the following reasons:

- Parking is insufficient at 2 spaces per house and 2 visitor spaces.
- The access is not safe.
- Design is not appropriate for the rural location. Not in keeping with other properties in the area.
- The layout is not sympathetic to the rural location and does not accord with the principles in ADC's design code at Q.01 Rural Development.
- The positioning of parking does not meet design standard at Q.01 which asks that driveways are sited and designed so as not to dominate the front garden. There is limited landscaping proposed.
- Plots 1 & 2 have very limited outdoor space.
- There is limited communal open space provided. The area at the front of the estate, which would inevitably attract children as a play space, is too near the access to Sefter Road.

Two letters of objection on grounds of only slight changes from the refused scheme, layout too dense for a rural location, parking dominates the frontages, insufficient rear amenity space, layout not safe for children to play, overlooking of Sefter Cottage due to higher land levels (stated to be 2m higher) and contrary to Design Guide advice on rural development (particularly materials).

**COMMENTS ON REPRESENTATIONS RECEIVED:**

The Parish Council and objectors comments are noted and are discussed in the conclusions. However, the access arrangements were approved by P/116/19/OUT and cannot be reconsidered.

The concerns over the amount of development and the frontage parking are noted but it must be recognised that the outline permission was granted for 6 dwellings with a precise mix of dwelling sizes. The size and shape of the site makes it difficult to hide parking spaces from view and the need to ensure a 3m easement to the stream further reduces the site area. It is material that the houses will not front onto Sefter Road and frontage parking will not be so noticeable in the existing public realm.

## **CONSULTATIONS**

### **CONSULTATION RESPONSES RECEIVED:**

NATURAL ENGLAND - make no comments.

WSCC HIGHWAYS - no objection subject to conditions to secure the car/cycle parking spaces and electric vehicle charging infrastructure. State that:

- The access is onto a public highway in a rural setting which is subject to the national speed limit;
- The access was accepted on application P/116/19/OUT;
- Under Arun Parking Standards predict that 16 parking spaces would be enough for a development of this size & location and the proposal meets this; and
- The cycle parking provision is acceptable.

ADC DRAINAGE ENGINEERS - no objection with the following comments:

- Are pleased to see the 3m easement shown but question whether this has been measured from the edge of the stream or the top of the bank (it should be the latter);
- The applicant is reminded that there are three pre-commencement conditions (9, 10 and 11) relating to surface water drainage on application P/116/19/OUT and that condition 9 requires the provision of winter groundwater monitoring and winter infiltration testing to support the drainage design;
- The applicant is encouraged to contact ADC drainage engineers before undertaking these works to agree the level of monitoring and testing required (including test depths).

ADC ENVIRONMENTAL HEALTH - make no comments.

ADC LANDSCAPE OFFICER - no objection and comment that:

- Green infrastructure appears to have been considered in the layout proposals & detail provided further within the DAS document;
- Consideration has been made to the provision of new tree and shrub planting and has been detailed within the Outline Landscape Plan and accompanying Statement;
- The landscape scheme proposes a good mix of evergreen and deciduous mixed ornamental & native species;
- The plant choices will play a role in blending the development into this rural fringe site and will provide valuable biodiversity benefit as the planting establishes and the site matures.

COUNCILS ECOLOGIST - no objection and state the outline landscape plan is suitable and details appropriate site enhancements. The accompanying report needs to provide more details on how the habitats and enhancements onsite will be managed post construction. A condition should be used to ensure this.



**COMMENTS ON CONSULTATION RESPONSES:**

ADC DRAINAGE ENGINEERS - The applicant has clarified that the 3m easement has been measured from the top of the bank.

COUNCILS ECOLOGIST - Matters of ecology and biodiversity were considered on the Outline application and conditions imposed at that time. It would not be appropriate to impose new conditions.

Otherwise all comments noted.

<b>POLICY CONTEXT</b>
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Designations applicable to site:

Outside Built Up Area Boundary;  
 Strategic Gap between settlements (Bognor Regis and Chichester);  
 Pagham Harbour Zone B;  
 2km of Pagham Harbour SSSI;  
 2km of Bognor Reef SSSI;  
 Sefter Farm Waste Consultation Area;  
 CIL Zone 5;  
 Flood Zone 1; and  
 Part Future Flood Zone 3.

**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
ENVDM5	ENV DM5 Development and biodiversity
HDM1	H DM1 Housing mix
HWBSP1	HWB SP1 Health and Wellbeing
LANDM1	LAN DM1 Protection of landscape character
OSRDM1	Protection of open space, outdoor sport, comm& rec facilities
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
TELSP1	TEL SP1 Strategic delivery of telecomms infrastructure
WMDM1	WM DM1 Waste Management

**PLANNING POLICY GUIDANCE:**

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD11	Arun Parking Standards 2020
SPD12	Open Space, Playing Pitches & Indoor & Built Sports Facilities
SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Where applicable, Neighbourhood Development Plan's, once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. There is no current Pagham Neighbourhood Plan to consider as the emerging Plan was withdrawn in September 2020.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it results in a development of an appropriate scale, layout and appearance which is not harmful to the character & appearance of the area, the amenities of existing residents or the existing road network.

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

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

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

**OTHER MATERIAL CONSIDERATIONS**

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

**CONCLUSIONS**

PRINCIPLE:

The principle of development was established by P/116/19/OUT which granted permission for 6 dwellings with access from Sefter Road. This permission established the principle of development with reference to flood risk, impact on wildlife, loss of agricultural land, countryside location, contamination, safeguarding of minerals/waste sites and impact on the Pagham Harbour Special Protection Area.

COMPLIANCE WITH THE OUTLINE:

Condition 20 imposed by the outline required the reserved matters be accompanied by an annotated site plan showing the siting, scale and nature of the proposed biodiversity enhancement measures and that these be in accordance with the Ecology Impact Appraisal and the Biodiversity Enhancement Statement submitted with the outline. The submission includes a drawing "Outline Landscape plan including biodiversity enhancements" together with a Landscape Specification document and these accord with the requirements of the condition.

LAYOUT, APPEARANCE AND SCALE:

ALP policies D DM1, D SP1 and LAN DM1 are all relevant in respect of good design and respecting & improving local character. Similarly, the NPPF seeks to ensure that new development is sympathetic to local character whilst at the same time achieving an efficient use of land.

The National Design Guide (NDG) has weight as a material consideration in the determination of this application. This states achieving a well-designed place comes about through making the right choices at all levels, including the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing.

The Arun Design Guide is a material consideration and section Q refers to rural development. This states new development should respect and enhance the distinctive rural character, use simple & unobtrusive design (comprising a rectangular floor plan and pitched or half-hipped roof - but exceptions will be made for quality design solutions) and reflect the height and footprint of buildings in the area. It states whilst front driveways are acceptable, these should be landscaped and not dominate front gardens with hard surfacing kept to a minimum.

Pagham has a Village Design Statement but this does not include any specific development criteria to new buildings in the rural area instead focussing on the need to limit development in such areas.

It is important to note that there is outline planning permission for 6 dwellings with a precise mix of dwelling sizes (4 x 3-bed semis and 2 x 4-bed detached). The outline description did not state "up to 6 dwellings" and it would not be possible to seek a lower number of dwellings or smaller size houses. It would not therefore be sustainable to refuse on the grounds of overdevelopment.

The layout broadly accords with illustrative drawings presented with the outline in that the dwellings are in a line extending back from the road, backing onto the stream and with parking and hard surfaced areas to their fronts. This results in significant hardstanding to the fronts of dwellings but the location of this to the frontage is acceptable given the size/shape of the site. The layout is further constrained by the need to provide a 3m easement to the stream and to provide wildflower meadows on the site frontage in accordance with ecological recommendations made at outline stage. Parking spaces are landscaped with small trees, planted beds and grassed areas - and due to their position in the site, they will not be so noticeable in the Sefter Road streetscene.

On the previous application, there was concern with the size of the dwellings and their proximity to each

other. Although it was acknowledged that outline permission had been granted for two pairs of semi-detached houses, it was considered that the resulting form of development was very urban in form and resembled a fairly solid rectangular mass of buildings.

This application responded to this concern by reducing the size of houses and increasing the gaps between them (from 2.1m to 3m) which increases the space for landscaping in public realm. It also introduces hipped roofs to the 3-bed semi-detached dwellings and drops the eaves height to sit at window head height. These changes are positive and the resulting streetscene appearance is considered to be much improved.

The removal of the previous roof level accommodation is more in character with the surrounding form of development as none of the four nearby houses have obvious 2nd floor roof accommodation. The applicant has removed weatherboarding from the scheme. All remaining proposed materials reflect the appearance of nearby houses. The Design & Access Statement (DAS) states the materials on each house have been chosen to reflect a gradual transition between materials present on the public facade of Sefter School House (brick) to the render present on its more private facade.

The DAS states the houses have been designed with a traditional architectural style to integrate them into the surrounding context and this is clear from the rectilinear forms and use of pitched roofs which are appropriate. Plot 1 has been designed to be a prominent statement building for the site and both this and plot 6 act as 'bookends' to the row of dwellings.

The scheme is much improved on the previous submission. The addition of 6 dwellings in this location will alter the character of the area and somewhat urbanise it but permission has been granted for the principle of 6 no 3 and 4 bed dwellings. The proposal is now in accordance with the relevant policies.

#### **PUBLIC OPEN SPACE & PLAY:**

ALP policy OSR DM1 and HWB SP1 are relevant and seek to ensure that sufficient public space is provided for health and recreation. The Councils supplementary planning document (SPD) "Open Space, Playing Pitches, Indoor and Built Sports Facilities" (January 2020) sets out specific requirements for on-site public open space (POS) and play provision.

The SPD sets out requirements for on-site public open space (POS) and play provision but there is no requirement for a site of this size to provide either. General greening and streetscene amenity space is however to be encouraged and it is noted that the scheme includes a small 60m<sup>2</sup> area of communal space. This is positive and there is no conflict with the stated policies. There are concerns as to safety of the communal space but it is set well back from Sefter Road and is proposed as a small additional space to complement the gardens and is not intended as a play space for young children.

#### **LANDSCAPING & TREES:**

ALP policies D DM1, LAN DM1 and D SP1 are all relevant in respect of landscaping. In addition, policy ENV DM4 seeks to protect important trees but there are no trees in the site area and it is clear those adjoining the site will not be affected by the proposed new buildings or hardstanding with the majority of these on the other side of the stream.

The landscaping scheme proposes 14 new trees, new hedgerows, planted beds, wildflower and grassed areas along with wildlife enhancement features. These will soften and green the development particularly the expanses of hardstanding to the fronts of the houses. The Landscape Officer has not raised any concerns with the proposals and so there is no conflict with the requirements of the relevant policies.

OTHER MATTERS:

(A) Housing Mix

ALP policy HDM1 provides for a mix of housing to meet local needs and requires housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The policy preamble (12.2.4) acknowledges that the final mix will be negotiated on a site by site basis, having regard to the most up to date Strategic Housing Market Assessment (SHMA).

The development comprises 2 x 4 and 4 x 3 bed dwellings. As this excludes 1 or 2 bed dwellings, it is in conflict with the SHMA guidance however this is not intended as one rule to cover all sites and in any case, the proposed mix has to be in accordance with the outline description.

(B) Residential Amenity

ALP policies D DM1 and QE SP1 are relevant. The Council's Design Guide sets out guidance on interface distances between houses:

- Back to Back: min. 21m between habitable rooms of properties or to existing buildings.
- Back/Front to Side: min. 14m between habitable rooms and side gable of adjacent property.
- Front to Front: min. 16m between habitable rooms of properties facing each other.
- Back to Boundary: min. 12m between habitable rooms and site boundary to existing landscaping.
- There are no standards for either side to side or front to back.

The layout has been checked and all dwellings are the required distances from existing residential properties and from each other. There is at least 27m from the front of plot 6 and the rear of Sefter School House. The concerns of Sefter Cottage to the southwest are noted and it is acknowledged that the site is higher than the level of this property. However, the rear windows of plot 6 are 36m from Sefter Cottage's rear garden and some 46m from their nearest windows.

The principle of development, number of dwellings and access arrangements have been agreed and there is to be expected some disturbance to nearby occupiers from occupiers and movements of the new residential dwellings. The access and parking area is adjacent on two sides to existing parking areas for adjacent properties thus limiting harm to nearby residential properties.

All relationships between proposed/existing and between proposed dwellings are acceptable and ensure a high standard of amenity for existing/future users. The scheme accords with ALP policies D DM1, QE SP1 and with the Design Guide. A condition was imposed on the outline permission to control lighting and this also ensures compliance with ALP policy QE DM2 (light pollution).

(C) Internal & External Space Standards

As per ALP policy D DM2, 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 buildings will be suitable for residential use.

The site plan sets out the general internal floor areas for each dwelling. These have been checked and found to be accurate. The following demonstrates that all dwellings are in excess of the requirements and this is positive for the amenities of future occupiers:

- plot 1: 144m<sup>2</sup> vs 106m<sup>2</sup> requirement;

- plots 2/4: 105m vs 93m<sup>2</sup> requirement;
- plots 3/5: 127m<sup>2</sup> vs 93m<sup>2</sup> requirement;
- plot 6: 144m<sup>2</sup> vs 106m<sup>2</sup> requirement.

The Arun Design Guide sets out standards for garden sizes as follows:

- Private Rear Garden: min. 10.5m depth; and
- Private Front Garden: min. 2m depth.

All plots have suitable front garden spaces with there being space between front doors and the plot's parking spaces. It was previously considered that the proposed rear gardens were not deep enough. To combat this, the applicant moved the houses slightly northwards/reduced their depth and clarified that plots will have ownership all the way to the bank of the stream albeit with a legal easement to maintain access and ensure no physical obstructions are placed within the 3m maintenance zone. The plans demonstrate the average garden depths (measured through the centre of each garden):

- Plot 1 - 9.3m to the end of the dividing fence / 12.7m to the stream bank;
- Plot 2 - 9m to the end of the dividing fence / 11.9m to the stream bank;
- Plot 3 - 10.8m to the end of the dividing fence / 14.3m to the stream bank;
- Plot 4 - 16.8m to the end of the dividing fence / 19.8m to the stream bank;
- Plot 5 - 22m to the end of the dividing fence / 27m to the stream bank;
- Plot 6 - 29m to the end of the dividing fence / 32m to the stream bank;

These compare favourably with those presented previously as plot 1 had an average depth of 4m, plot 2 had 6m and plot 3 had 9.5m. It is acknowledged the area of each garden in the easement zone will not be strictly private (as there will only be a chain separating each property) but there is a clear amount of private space in the rest of the garden and the use of the riverbank area will be beneficial to the occupiers health and wellbeing. It is acknowledged that plot 2's average depth (excluding the riverbank) is slightly short however the Design Guide is not policy and allows for a flexible approach on a site-by-site basis. There is no conflict with the Design Guide in respect of the amenities of future occupiers.

#### (D) Parking and Turning

ALP policy T SP1 states that proposals will be supported where they explain how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter.

The site is accessed from Sefter Road as per the outline. The access is initially 6m wide narrowing to 4.8m inside the site but then widening back to 6m. A turning head has been provided in the part of the layout between the access and the houses and this will allow large vehicles to enter and exit in a forward gear.

The parking requirement according to the Arun Parking SPD is 2 per 3 bed dwelling and 3 per 4 bed dwelling plus 1 visitor space so a total of 15. The applicant has provided an additional visitor space (a total of 16 spaces) and 2 motorcycle spaces and so the provision represents a betterment on the requirements. The SPD sets out a requirement for cycle storage and this requires that 3+ bed houses have 2 spaces. The application states cycle storage will be in sheds in the rear gardens and subject to the separate agreement of the shed details by condition, this is acceptable.

The proposal accords with ALP policy T SP1 and the Arun Parking Standards SPD.

(E) Waste Management

ALP policy WM DM1 states that new residential development, will be permitted provided that it is designed to ensure that kerbside collection is possible for municipal waste vehicles. The access arrangements approved at outline demonstrated tracking for a range of vehicles including a refuse vehicle and WSCC raised no concerns at that stage.

The application states bins will be stored in a communal store near the entrance and whilst in practice residents may prefer to have their bins in their curtilage (which would be possible) the communal area would be a helpful place for bins to be temporarily stored on collection day as it is close to the Sefter Road frontage and to the turning head. As such, the proposal complies with policy WM DM1.

(F) Biodiversity Net Gain

ALP policy ENV DM5 states development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site.

The proposal does not result in the loss of trees and ensures an easement to the stream protecting it and its immediate environs as wildlife habitat. The site was formerly predominantly bare/hard ground so loss of biodiversity relates solely to the introduction of human presence close to the stream and the loss of the hedge on the southwest boundary (which was determined at outline stage to be species poor so not worthy of retention).

The proposal to plant 14 new trees, new hedgerows, provide planted beds, wildflower and grassed areas along with 4 no. bird boxes (2 types), 2 bird bricks, a log pile, 2 hedgehog homes and 6 x bat bricks will result in biodiversity net gain. The proposal therefore complies with ALP policy ENV DM5.

(G) Climate Change

ALP policy ECC SP2 requires residential and commercial development be energy efficient and should incorporate decentralised, renewable and low carbon energy supply systems. ECC SP1 requires that new development be designed to adapt to impacts arising from climate change.

The application does not include any details of sustainability/renewable energy measures other than a reference to each home being provided with an electric car charge point. There were no conditions on the outline requiring the submission of details concerning energy efficiency or electric car charge points and as such, suitable conditions will instead be imposed on this reserved matters in order to ensure compliance with the policies. The electric charge point condition also ensures compliance with ALP policy QE DM3 (air pollution).

(H) Broadband Provision

ALP Policy TEL SP1 states all proposals for new residential, employment and commercial development must be designed to be connected to high quality communications infrastructure. There was no condition requiring this on the outline permission so instead a condition will be imposed now and this will ensure compliance with the policy.

SUMMARY:

The scheme has made positive changes which overcome previous officer concerns and it is concluded that the proposal will result in a development of an appropriate scale, layout and appearance which will not be harmful to the character & appearance of the area, the amenities of existing residents or the

existing road network. It is therefore recommended that the application be approved with the following conditions which will then need to be followed alongside those imposed on P/116/19/OUT.

#### **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.

#### **CIL DETAILS**

This is a CIL Liable development. It is in Zone 3 and a CIL amount of £75,074.55 is payable unless the applicant applies for exemption subject to the requirements of the CIL Regulations 2010 (as amended). As there is no Neighbourhood Plan, the Parish Council will receive only 15% (not the usual 25%) of this money (£11,261.18) subject to whether any relief is claimed.

#### **RECOMMENDATION**

**APPROVE CONDITIONALLY**

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

- P001 Rev B Location Plan;
- P003 Rev F Block Plan as Proposed;
- P004 Rev F Site Plan as Proposed;
- P005 Rev F Site Elevations as Proposed and Images;
- P101 Rev B Plot 1 Floor Plans and Section;
- P102 Rev B Plot 1 Elevations;
- P111 Rev B Plots 2 and 3 Plans and Section;
- P112 Rev B Plots 2 and 3 Elevations;
- P121 Rev B Plots 4 and 5 Plans and Section;



P122 Rev B Plots 4 and 5 Elevations;  
P131 Rev B Plot 6 Plans and Sections;  
P132 Rev B Plot 6 Elevations;  
P141 Rev A Bin Store;  
GHD3522 Rev A Outline Landscape Plan; and  
GHD3522 Rev A Outline Planting Specification.

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

- 2 Prior to the commencement of development a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policies D DM1 and QE SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because site levels must be set prior to works commencing on the new houses as otherwise it would be difficult and expensive to rectify any changes.

- 3 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall permanently thereafter be kept for their designated purpose.

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

- 4 No development above damp proof course (DPC) level shall take place until full details of the proposed in-curtilage cycle sheds have been submitted to and approved in writing by the Local Planning Authority and the houses shall not be occupied until the approved cycle storage sheds associated with them have been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

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

- 5 No development above damp-proof course (DPC) level shall take place unless and until a colour schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and local character in accordance with policy D DM1 of the Arun Local Plan.

- 6 No development above damp-proof course (DPC) level shall take place unless and until the applicant has provided details for approval in writing by the Local Planning Authority to demonstrate that either (a) at least 10% of the energy supply of the development will be secured from decentralised & renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) or (b) it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. The development shall then be implemented in accordance with the approved details and retained as operational thereafter.

Should any air source heat pumps be proposed then technical specifications from the manufacturer should be submitted along with the proposed position of any potential heat pump to demonstrate that the sound pressure level from the heat pump will not be greater than 42dBA at the facade of the nearest noise sensitive receptor.

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

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 8 Prior to the occupation of any part of the development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site will continue in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun Local Plan policy TEL SP1.

- 9 All bathroom and toilet windows in the elevations of the buildings shall be glazed with obscured glass and permanently retained so thereafter.

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.

- 10 No windows (other than those shown on the plans hereby approved) shall be constructed in the flank elevations of any of the dwellings hereby approved without the prior permission of the Local Planning Authority on an application in that behalf.

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.

- 11 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 rear extensions shall be constructed or buildings shall be erected within the curtilage of the same plots unless permission is granted by the Local Planning Authority on an application in that behalf.

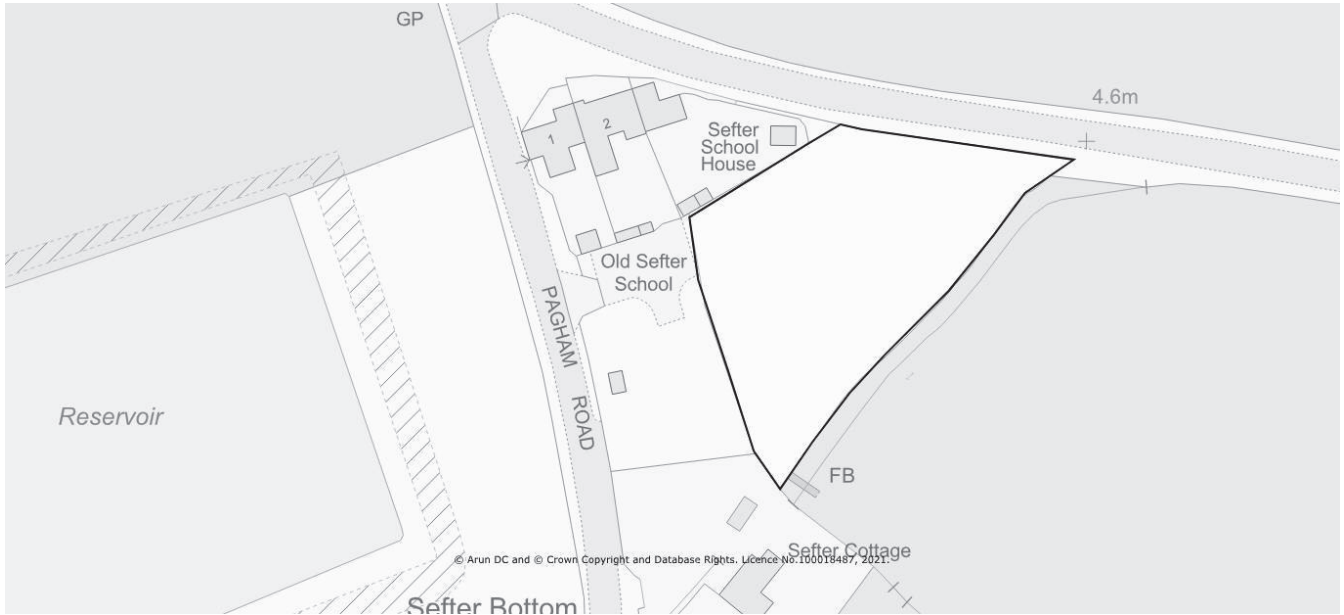
Reason: To maintain adequate private amenity space in accordance with policy D DM1 of the Arun Local Plan.

- 12      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.

<b>BACKGROUND PAPERS</b>
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[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**P/147/21/RES - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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## APPEALS RECEIVED AGAINST PLANNING DECISIONS & ENFORCEMENTS

### Appeals Awaiting a Decision

**AL/42/21/HH**

**Original Decision** = Refused

**Received:** 24-11-21

32 Lime Avenue Westergate Chichester

**Decision Level** = Delegated

Erect a fence along the east side boundary

**Written  
Representations**

**PINS Ref:** APP/C3810/W/21/3278112

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**AW/131/19/T**

**Original Decision** = Refused

**Received:** 12-07-19

12 Hunters Close Aldwick Bay Estate Aldwick

**Decision Level** = Delegated

Reduce height by 8m to 1 No. Lombardy Poplar tree.

**Written  
Representations**

**PINS Ref:** APP/TPO/C3810/7494

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**AW/30/21/T**

**Original Decision** = Refused

**Received:** 31-10-21

55 Christchurch Crescent Aldwick

**Decision Level** = Delegated

3 No. Corsican Pine trees - Crown reduction to height approx. 13.5m and spread 10.5m and Crown lift to 3m

**Written  
Representations**

**PINS Ref:** APP/TPO/C3810/8499

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**AW/353/20/OUT**

**Original Decision** = Refused

**Received:** 27-10-21

Land adjacent to 1 Cambridge Walk Aldwick

**Decision Level** = Delegated

Outline application with some matters reserved for 1 No. new dwelling.

**Written  
Representations**

**PINS Ref:** APP/C3810/W/21/3281947

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**BE/119/20/PL**

**Original Decision** = Refused

**Received:** 30-09-21

Land West of New Barn Lane Bersted

**Decision Level** = Delegated

1 No. detached house. This site falls within Strategic Site SP2, CIL Zone 1 (Zero Rated).

**Written  
Representations**

**PINS Ref:** APP/C3810/W/21/3276647

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**BE/148/20/OUT**

**Original Decision** = Refused

**Received:** 14-07-21

Nursery Fields Land to the North of Chalcraft Lane West Bersted

**Decision Level** = Delegated

Outline application with all matters, except for site access, reserved for the development of up to 225 residential units with associated infrastructure, site access and vehicular and pedestrian access. This

application affects a Public Right of Way.

**Written  
Representations**

**PINS Ref:** APP/C3810/W/21/3275040

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**BN/142/20/OUT**

**Original Decision** = Refused

**Received:** 26-05-21

Land south of Barnham Station Barnham

**Decision Level** = Delegated

Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

**Public Inquiry** 23-11-21

**PINS Ref:** APP/C3810/W/21/3273087

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**BR/347/19/T**

**Original Decision** = Refused

**Received:** 20-03-20

4 Pinewood Gardens Bognor Regis

**Decision Level** = Delegated

Fell 1 No. Liquid Amber tree.

**Informal Hearing**

**PINS Ref:** APP/TPO/C3810/7809

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**EP/10/21/PL**

**Original Decision** = Refused

**Received:** 24-11-21

4 Beechlands Close & east of 18 Beechlands Court Montpelier Road, East Preston

**Decision Level** = Delegated

Demolition of an existing garage & erection of 2 No. 2 bed dwellings (resubmission following EP/115/20/PL). This site is in CIL Zone 4 and is CIL Liable as dwellings.

**Written  
Representations**

**PINS Ref:** APP/C3810/W/21/3278915

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**EP/47/21/HH**

**Original Decision** = Refused

**Received:** 15-10-21

West House South Strand East Preston

**Decision Level** = Delegated

Erection of second floor addition, part single storey side, part two storey front, side and rear extensions and alterations to fenestration/openings

**Written  
Representations**

**PINS Ref:** APP/C3810/D/21/3282204

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**FG/130/21/HH**

**Original Decision** = Refused

**Received:** 30-11-21

162 Littlehampton Road Ferring

**Decision Level** = Delegated

The erection of a double garage & garden store.

**Written  
Representations**

**PINS Ref:** APP/C3810/D/21/3286028

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FG/92/20/T  
*Original Decision* = Refused  
*Received:* 26-04-21

3 Lavender Court Ferringham Lane Ferring  
*Decision Level* = Delegated  
Fell 1 No. Himalayan Cedar  
*Informal Hearing*  
PINS Ref: APP/TPO/C3810/8172

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LU/257/20/HH  
*Original Decision* = Refused  
*Received:* 14-01-21

2 Meadow Way Littlehampton  
*Decision Level* = Delegated  
Two storey brick side extension under tiled roof  
*Written Representations*  
PINS Ref: APP/C3810/D/20/3264683

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R/126/21/HH  
*Original Decision* = Refused  
*Received:* 26-10-21

19 Botany Close Rustington  
*Decision Level* = Delegated  
Installation of car port  
*Written Representations*  
PINS Ref: APP/C3810/D/21/3284040

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WA/68/20/OUT  
*Original Decision* = Refused  
*Received:* 02-12-21

Land west of Tye Lane Walberton  
*Decision Level* = Delegated  
Outline application with all matters reserved, other than means of access, for the construction of up to 155 No. dwellings (30% affordable homes) & amendment to boundary of garden land to serve adjoining property. This application affects the character & appearance of the Walberton Village Conservation Area, may affect the setting of listed buildings & is a Departure from the Development Plan.  
*Informal Hearing*  
PINS Ref: APP/C3810/W/21/3278130

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ENF/115/17  
*Received:*

44 Christchurch Crescent West Meads Aldwick  
*Written Representations*  
PINS Ref: APP/C3810/C/20/3249296

ENF/470/15/  
*Received:*

Valhalla High Street Bognor Regis  
*Written Representations*  
PINS Ref: APP/C3810/F/20/3257966

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