

PLANNING APPLICATION REPORT

REF NO:	FP/197/22/PL
LOCATION:	Land adjacent to 10 Second Avenue Felpham PO22 7LJ
PROPOSAL:	1 No two storey, 3 bed detached dwelling with new access and parking (Re-submission following FP/32/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>Detached two storey, 4-bedroom dwelling in the side garden of no.10 Second Avenue with a new vehicular & pedestrian access and off-road parking (2 spaces).</p> <p>The dwelling will be approximately 8.6m wide and 14.2m deep and will sit at least 8.7m from the front boundary & 1.2m from both side boundaries (so 3m to no.12, and 2.4m to no. 10). It will have a contemporary design similar to the host dwelling with a hipped roof, a hipped front projection, painted render walls to lower elevations and horizontal cement based 'New England' style boarding above with interlocking slates to the pitched roof. Patio and gardens to the rear. The ridge height would be 7.2m down from 8.4m on the previous scheme.</p>
SITE AREA	427m ²
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 23 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	Five small trees will be lost (two to the front and three down the southern side). These comprise 2 x Tamarisk, 1 x Bay Laurel and 2 x Pittosporum. Due to the small stature of the trees, they would not have been present when the Bognor no. 3 TPO was made and so are not protected.
BOUNDARY TREATMENT	Existing boundary treatments are 1.8m timber fencing to the sides and to the rear with mature shrubs and hedging. These will be retained for the new site and a 1.8m close boarded fence installed between no. 10 and the new dwelling. Hedging approximately 3m high to front.
SITE CHARACTERISTICS	No 10 Second Avenue is a substantial two storey detached dwelling of an L-shape at the first-floor level with a gable facing to the road and to the rear, hipped roof above the first-floor side extension. The garden is spacious and includes a small shed (to be repurposed for cycle storage) and summer house.

CHARACTER OF LOCALITY

The site is located on a private residential cul-de-sac of predominantly two storey detached dwellings of various styles and is a part of the Summerley Private Estate within the Felpham Neighbourhood area. Dwellings along Second Avenue are enclosed by Third Avenue to the east and First Avenue to the west, the seashore to the south and Limmer Line to the north. Second Avenue is a spacious road with an open layout occasionally with boundary treatments to the front including hedges, dwarf walls and timber posts.

RELEVANT SITE HISTORY

FP/32/21/PL Two storey, 4 Bed detached dwelling with new access & Refused parking. This site is in CIL Zone 4 & is CIL Liable as new 21-04-21 dwelling.

FP/32/21/PL was refused under delegated powers for reason of significant harm to the character & established pattern of the residential area and the residential amenities of adjoining properties. An appeal was lodged which was dismissed in July 2022 but solely on the grounds that the front elevation would have an awkward relationship to no. 10. The Inspector stated:

"The two-storey flank wall of the new dwelling would not only stand well forward of the adjacent two storey wall of No 10 but would also extend forward of the adjoining single-storey part of that building. When approaching the site from the north, the side wall of the new house would be seen as an obtrusive feature in the view. The relationship between the new and existing dwelling would, in my opinion, appear incongruous, awkward and harmful to the streetscape at this point."

No concerns were raised in respect of the character of the area or residential amenity. This new application has sought to respond to the appeal decision by pulling the front elevation back an extra 1.6m from the front boundary where adjacent to no. 12 and 2m where adjacent to no. 10. In addition, there is also a reduction in the ridge height (from 8.4m to 7.2m) and the removal of the previous front gable. The building will however be 1m deeper at the rear than before. The proposal is also now for 3 bedrooms not 4 as before.

REPRESENTATIONS

Felpham Parish Council - Objection in line with their previous comments due to overdevelopment of the site and not in keeping with the street scene.

2 letters of support on the grounds that the design is appropriate and has been designed sympathetically with the needs of residents.

One letter of objection from a direct neighbour on the grounds of loss of light to residential windows, the building extends further to the rear than before, overdevelopment of the plot, is similar to the existing overdevelopment at 2a Second Avenue, harm to the Summerley Estate, and a side extension by the previous owner was intended to prevent further development of the side garden.

COMMENTS ON REPRESENTATIONS RECEIVED:

The comments of the Parish Council and the residents are noted, and the majority of the objections are considered in the conclusions section with the exception of the following responses:

- The building plot is similar to the site at 2a Second Avenue (approved by FP/195/18/PL) and this lends weight to this proposal. The appeal Inspector highlighted this in the previous decision stating: "Large gaps between dwellings are not typical in this part of the Summerley Estate and there are a number of examples of houses where gaps are similar in width to what is being proposed here. These include modern infills, such as No 2a, and they contribute to the area's character as it exists today."

- Whether the intention of a previous side extension was to prevent further development or not is immaterial as permission can be granted to replace or suit adjacent to an existing structure.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSSC HIGHWAYS - no objection and recommend conditions relating to car parking, cycle storage and electric vehicle charge point (EVCP) provision.

ADC LANDSCAPE OFFICER - no objection subject to landscape details to provide ornamental and native improvements and potential biodiversity gain. Require details of tree protection.

ADC DRAINAGE - no objection and state due to the scale, location, and type of application they have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

ADC ENVIRONMENTAL HEALTH - no objection subject to conditions re contamination, EVCP, construction management plan (CMP) and construction hours.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted except as discussed below:

WSSC HIGHWAYS - a condition requiring cycle parking is not appropriate as it is already indicated that this will be in a shed in the rear garden.

ADC LANDSCAPE - the imposition of a landscape condition would not be reasonable for a single dwelling; however, a biodiversity condition will be imposed. The site plan does show details of new frontage hedging and this will be secured by the proposed plans condition. The applicant states the trees to be retained are small with limited root growth and will not be affected by the development. The tree officer has not responded but the trees are small (in the range of 3-4.5m) and are of no particular horticultural value and contribute little in public amenity value. A tree protection condition would not be reasonable.

ADC ENVIRONMENTAL HEALTH - due to the small-scale nature of the proposal, it would not be reasonable to require a full CMP.

POLICY CONTEXT

Designations applicable to site:

Current & Future Flood Zone 1.
 2km Buffer for Site of Special Scientific Interest (Felpham).
 Built Up Area Boundary (BUAB); and
 Tree Preservation Order Bognor No. 3 (ref 3/342/91).

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
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
QEDM3	QE DM3 Air Pollution
QEDM4	QE DM4 Contaminated Land
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM3	W DM3 Sustainable Urban Drainage Systems
WMDM1	WM DM1 Waste Management

<u>Felpham Neighbourhood Plan 2019-31 Policy H2</u>	Windfall Sites
Felpham Neighbourhood Plan 2019-31 Policy ESD1	Quality of Design
Felpham Neighbourhood Plan 2019-31 Policy ESD5	Surface Water Management
Felpham Neighbourhood Plan 2019-31 Policy ESD9	Protection and Enhancement of Wildlife or Ecological Networks.
Felpham Neighbourhood Plan 2019-31 Policy GA4	Parking in New Residential Development

OTHER STATUTORY PLANS

South Inshore and South Offshore Marine Plan 2018:

South Marine Plan Policy S-ACC-1
South Marine Plan Policy S-CC-1
South Marine Plan Policy S-CC-2
South Marine Plan Policy S-CO-1
South Marine Plan Policy S-DIST-1
South Marine Plan Policy S-ML-2
South Marine Plan Policy S-MPA-1
South Marine Plan Policy S-MPA-3

PLANNING POLICY GUIDANCE:

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

SUPPLEMENTARY POLICY GUIDANCE:

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

POLICY COMMENTARY

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

The original Felpham Neighbourhood Plan (FNDP) was made by Arun District Council on the 16th of July 2014 following a referendum. The adoption of the Arun District Local Plan in Summer 2018 required a review and where appropriate, amendment of the FNDP to ensure the two documents were in alignment and reflect the new policies.

At Full Council meeting of 17/03/21, ADC resolved to make the Felpham Neighbourhood Development Plan 2019-2031 (FNDP2). The relevant policies are: H2 Windfall Sites, ESD1 Quality of Design, ESD5 Surface Water Management, ESD9 Protection and Enhancement of Wildlife and GA4 Parking in New Development.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 70(2) of 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.

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 now complies with relevant development plan policies in that it results in a development of an appropriate scale and appearance which is not harmful to the character & appearance of the area, to the immediate streetscene or to the amenities of adjacent residential occupiers.

OTHER MATERIAL CONSIDERATIONS

Other than the previous appeal decision, there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE:

The site lies in the built-up area boundary (BUAB) where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan (ALP) provided it accords with other policies of the development plan covering such issues as highway safety/parking, design/character, residential amenity, biodiversity, and climate change.

ALP policies D DM1 and D SP1 seek to ensure that developments make an efficient use of land whilst preserving or improving upon local character. The Arun Design Guide states density should be appropriate to location, balancing the need for efficient use of land with a design that responds to and enhances the existing character of the site or wider locality. In general, higher densities will be appropriate in town and village centres, along strategic routes, and around key movement intersections with good access to public transport and facilities.

The NPPF seeks to promote the effective use of all land (para 119) and gives weight to proposals that develop under-utilised land (para 120d). However, this is not to be at the expense of local character.

MARINE PLAN POLICIES:

The relevant policies of the Marine Plan generally require that impacts on the marine environment are (in order of preference) avoided, minimised, or mitigated. In particular, the relevant Marine Plan policies to this location seek to ensure public access, minimise greenhouse gas emissions, ensure that development adapts to impacts arising from climate change, ensure uses coexist with each other, protect wildlife species, and reduce litter in the marine environment. The analysis in the rest of this report demonstrates that there is no conflict with these policies.

HIGHWAY SAFETY & PARKING:

ALP policy T SP1 seeks to ensure development provides safe access on to the highway network; contributes to highway improvements (where appropriate) and promotes sustainable transport. Schemes should accommodate efficient delivery of goods and supplies; give priority to pedestrian & cycle movements, be accessed by high quality public transport facilities, create safe and secure layouts for traffic, cyclists and pedestrians and provide appropriate levels of parking.

Policy GA4 of the FNDP2 stresses that proposals for new development should, where possible, have car parking accommodated within the curtilage of the dwelling in the form of a garage and/or parking spaces. Landscaping should be used to hide frontage spaces.

The council's Parking SPD sets out a requirement for this development of 2 allocated spaces with no visitor space requirement. The proposal complies with this and also proposes cycle storage in the rear garden which accords with the SPD. The proposed site plan demonstrates new hedging to the front along with retained trees and shrubs. that will help to screen the parking spaces (although frontage parking is not out of character in the area).

WSCC Highways have considered the scheme and raise no objections. It is also material that the NPPF only allows for a refusal on highway grounds when there is an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In this case there will be no such unacceptable or severe impacts.

There is no conflict with ALP policy T SP1, FNDP2 policy GA4 or the Parking SPD.

DESIGN AND CHARACTER:

ALP policies D SP1 and D DM1 require development to make the best possible use of land by reflecting or improving on the character of the site/surrounding area. The National Design Guide (NDG) has weight as a material consideration in the determination of this application and 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.

Policy ESD1 of the FNDP2 requires new development to be of a high quality of design and must contribute to local character by creating a sense of place appropriate to location. It also refers the reader to the Felpham Design Guide 2018 (FDG). Policy H2 allows for redevelopment and infill proposals provided that the scale of the development is appropriate, and the townscape is conserved or enhanced.

The Arun Design Guide (ADG) is a material consideration and Section J refers to new building design and states new development must ensure the existing character and sense of place of an area is respected and enhanced. This can allow for contemporary design forms but only where these take cues from well-designed elements of the existing area. New development should generally reflect the scale of existing buildings and should avoid overshadowing of neighbouring properties. Section P requires that infill development is informed by surrounding buildings and spaces in order to contribute to a sense of cohesion and unity. The prevailing character of the area should always inform development unless exceptionally high-quality design is proposed. The ADG suggests a density of 10-30 dwellings per hectare in urban locations. The density is 23 dwellings per hectare and so is appropriate.

The pattern of development, layout, density, and character on Second Avenue and within the Summerley Private Estate is for substantial, detached 2 storey dwelling houses within spacious plots maintaining a sufficient distance between properties and with regular rhythm.

Notwithstanding the concerns of the Parish and the objector, it is material that the previous appeal was dismissed solely on the grounds that the projection of the front elevation would have an awkward relationship to no. 10 and be an obtrusive feature in the street scene. No concerns were raised in respect of the character of the area or the design of the dwelling (aside from the front projection).

This application has sought to respond to the appeal decision by pulling the front elevation back an extra 1.6m from the front boundary. It now sits almost level with the front of no. 10 and with a single storey element on the side closest to 10 (as 10 itself has a front single storey projection). This creates a better impression on the streetscene. The removal of the front gable projection has resulted in a change in the roof design (now hipped) and a 1.2m reduction in the height of the ridge which further reduces the impact of the dwelling in the streetscene. Whilst the adjacent dwellings both have front gables, there are hipped roofs elsewhere in the streetscene including opposite to no. 12, so this is appropriate.

The Inspector had no concerns with the principle of a dwelling on this plot, with the height, with the gaps to boundaries or with the proposed materials. She stated that "Purely as a piece of architecture, I am satisfied that it would be in keeping with the locality". She commented that it was likely no. 10 was originally built on land that was intended as two plots as evidenced by its lack of central positioning and the fact that the numbering omits a no. 11.

The development would be appropriate in design and character and comply with ALP policies D DM1 & D SP1, with FNDP2 policies H2 & ESD1 and with the ADG.

The FDG states that dwellings in the Summerley Estate are predominantly detached of an individual design, with large roofs, simplicity of materials & detailing and on generous sized plots. General design guidance is given at section 4 and refers to building lines, gaps between dwellings, infill development and use of traditional materials. There is some conflict with the guidance, but this is outweighed by the views

of the appeal inspector.

RESIDENTIAL AMENITIES:

ALP policy D DM1 requires there be minimal impact to users/occupiers of nearby property and land. Policy QE SP1 requires all development contribute positively to the quality of the environment and ensure development does not have a significantly negative impact on residential amenity. The ADG sets out guidance on interface distances between dwellings and these are: 21m for back-to-back, 16m for front to front and 14m for front/back to side. Due to the position of the plot and the spacious nature of the area, there is no conflict with these standards.

The proposed building infills a gap between 2, two storey dwellings which both have ground and first floor flank windows facing the site along with front and rear principal windows. The proposed dwelling is similar with a ground floor WC window and utility room door on the north side and first floor en-suite windows at first floor (both sides). There may be some inter-visibility between flank windows and also there will be a loss of light to the existing flank windows. The existing/proposed boundary fencing (1.8m high) will partially mitigate views at ground floor (and already reduce light in part) and a condition will be imposed to require the new first floor flank windows to have obscure glazing.

It is material that the previous appeal Inspector raised no concerns with residential amenity despite it forming part of the previous refusal reason. She stated regarding the existing flank windows that the fencing already restricts light and outlook, and that the light also penetrates to the rooms these serve from other windows to the front and rear. She found that the new two-storey side which would extend beyond the rear wall of No 10, would considerably diminish the light and outlook to these flank rooms. However, the windows all appear to be secondary in nature and the entrance hall is a non-habitable room that is further inset from the boundary. On this basis, she was satisfied that the living conditions of the occupiers of Nos 10 and 12 would not be unacceptably harmed.

It is acknowledged that the proposed house will now be 1m deeper to the rear than that proposed at the appeal, however 45-degree splays are maintained, free of intrusion, from the centre of the rear principal windows and the extra depth is not likely to exacerbate the harm to the flank windows to such a degree as to justify a refusal. Therefore, the proposal complies with the relevant development plan policies.

QUALITY OF ACCOMMODATION

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. Section J.08 of the ADC Design SPD re-iterates this requirement. The proposed 3bed/6-person dwelling would have an internal space of 184m² whilst the requirement according to the space standards is 102m². The dwelling therefore considerably exceeds the minimum space standard.

Section H.04 of the ADG sets out standards for garden sizes and requires rear gardens to be a minimum of 10.5m deep and front gardens at least 2m. The proposal provides a rear garden with a depth of between 15.5m and 18.5m (due to the staggered rear building line) plus a front space of 8.5m deep. Therefore, there is no conflict with the ADG.

TREES AND BIODIVERSITY:

The site is existing residential garden and is likely to have low potential for biodiversity or species habitat. However, the proposal would result in the loss of 5 trees of between 2.5 and 4.5m tall.

ALP policy ENV DM4 states TPO protected trees, Ancient Woodland, those in a Conservation Area or trees that contribute to local amenity are not damaged or felled unless the development meets the certain criteria including that the benefits outweigh the loss of trees or woodland. FNDP2 policy ESD9 states development that damages or results in the loss of trees of arboricultural and amenity value or loss of hedgerows will not be supported unless the need for, and the benefits of the development in that location clearly outweigh the loss.

The Tree Officer has not responded to the consultation request. The trees to be removed are not protected and it has been determined that they only have amenity value to the site itself not the streetscene. Their loss is regrettable but can be mitigated by a condition requiring biodiversity net gain. The latter will also satisfy the requirements of ALP policy ENV DM5 and the second part of policy ESD9 "Where it is appropriate and practical development must be designed to incorporate net gains for biodiversity within and around developments".

CLIMATE CHANGE/SUSTAINABLE CONTRUCTION

ALP policy ECC SP2 requires that all new residential and commercial development be energy efficient and 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 states that solar panels were removed from the previous proposal as they are now intending to use an air source heat pump system instead. This will be secured by condition and a further condition will secure electric vehicle charge points. Subject to the conditions being discharged, the proposal would comply with policies ECC SP1 and ECC SP2.

SUMMARY

The scheme is acceptable when applying the Local Plan polices (that are relevant and up to date) and in accordance with paragraph 11c of the NPPF, permission is recommended subject to conditions and informatives.

HUMAN RIGHTS ACT

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

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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

CIL DETAILS

This is a CIL Liable development. It is in Zone 4 and a CIL amount of £18,180.08 would be payable unless the applicant applies for an exemption subject to the requirements of the CIL Regulations 2010 (as amended). A proportion of this (£4545.02) would go direct to the Parish Council.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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

Location Plan dated 23/01/21.
Proposed Site Plan Rev B dated 20/09/22.
Proposed Plot Plan Rev B dated 20/09/22.
Proposed Ground Floor Plan dated 20/09/22.
Proposed First Floor Plan dated 20/09/22.
Proposed Roof Plan dated 20/09/22.
Proposed West and North Elevations Rev B dated 17/10/22.
Proposed South and East Elevations Rev B dated 17/10/22; and
Proposed Street Elevation Rev B dated 20/09/22.

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

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

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 No development above damp-proof course (DPC) level shall take place unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy

ECC SP2 of the Arun Local Plan.

- 5 No development above damp-proof course (DPC) level shall take place unless and until a biodiversity enhancement strategy has been submitted to and approved in writing by the local planning authority. The content of the biodiversity enhancement strategy shall include the following:

- a) purpose and conservation objectives for the proposed enhancement measures.
- b) detailed designs to achieve stated objectives.
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where applicable).
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- e) persons responsible for implementing the enhancement measures; and
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance protected and priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021, s40 of the NERC Act 2006 (Priority habitats & species) and Arun Local Plan policy ENV DM5.

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

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

- 7 Prior to occupation of the approved dwelling, the applicant or developer shall provide the dwelling with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires all dwellings with a garage or driveway to have EV charging points in 100% of parking spaces with electric ducting provided to all other spaces to provide 'passive' provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel 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 District Council Electric Vehicle Infrastructure Study (November 2017) and the NPPF.

- 8 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents and on-site biodiversity in accordance with policies ENV DM5, QE SP1 and QE DM1 of the Arun Local Plan and the NPPF.

- 9 Prior to the occupation of any part of the development, the applicant or developer shall ensure that infrastructure is implemented to allow for the provision of the highest available headline speed of broadband provision to future occupants of all of the development from a site-wide network provided as part of the initial highway works and in the construction of frontage

thresholds to buildings 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.

- 10 If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

- 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 extensions (including porches or dormer windows) or roof alterations to the dwelling house shall be constructed unless permission is granted by the Local Planning Authority on an application in that behalf.

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

- 12 The bathroom windows in the first floor flank elevations of the building shall at all times be glazed with obscured glass and permanently fixed to be non-opening above an internal floor to ceiling height of 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy D DM1 of the Arun Local Plan.

- 13 The landscaping details shown on the proposed plot plan shall be carried out in the first planting and seeding season, following the occupation of the building or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 14 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.

- 15 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read the New Connections Services Charging Arrangements documents via <https://beta.southernwater.co.uk/infrastructurecharges>.
- 16 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.
- 17 INFORMATIVE: To prevent impacts to the amenities of future occupiers of the proposed dwelling and occupiers of neighbouring dwellings, the development should be carried out in accordance with the 'Arun District Council Construction Code of Practice: For small developments in Arun', as available upon request from pollution@arun.gov.uk.

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.

FP/197/22/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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