

PLANNING APPLICATION REPORT

REF NO: AB/24/23/PL

LOCATION: 23 Torton Hill Road
Arundel
BN18 9HF

PROPOSAL: Demolition of existing detached dwelling and garage and erection of 1 No detached dwelling with rear annexe (resubmission following AB/150/22/PL. This site is in CIL Zone 2 and is CIL Liable as a new dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks full permission for the demolition of an existing detached dwelling and garage and erection of a replacement detached dwelling with an integrated rear annexe. The proposed replacement dwelling is larger in scale than the existing dwelling, coming forward to meet the prevailing front building line. It is to feature white render walls with red brick quoins and decorative window headers. It is two storeys and also features a single storey, rear annexe that is connected to the dwelling, an integrated front garage and a half-hipped roof with a flat top in the centre. Since the previous refusal, it has been reduced to a height that is more reflective of the topography and the heights of the two immediate neighbour dwellings. The ridge height of the proposed dwelling is approx. 0.8m lower than that of the neighbour to the West, but some 2.1m taller than the neighbour to the East.
SITE AREA	1050 sqm.
RESIDENTIAL DEVELOPMENT DENSITY	15 dwellings per hectare.
TOPOGRAPHY	The site gently slopes from the front to the rear, and land levels rise slightly from east to west.
TREES	2 no. mature and prominent trees to the front of the site. 1 no. mature tree to the North-West (front) corner of the curtilage.
BOUNDARY TREATMENT	Low-level wooden fence to front, dense and overgrown hedging to sides and rear.
SITE CHARACTERISTICS	The site is currently occupied by a large, detached, two-storey dwelling with facing brickwork, tile hanging, and brown roof tiling. It also features a detached single storey garage to the rear/side of the dwelling and a curved driveway that runs alongside an area of front garden between the dwelling and the road. The existing dwelling is set back from the established front building line and features generous separation distances from its immediate neighbours.
CHARACTER OF LOCALITY	The locality is residential in nature and benefits from an open

spatial quality with detached and semi detached, predominantly red bricked, dwellings set back from the road with generous garden areas. Dwellings are two storey with a roof line that gently rises upwards towards the west along with the raising topography.

RELEVANT SITE HISTORY

AB/150/22/PL	Demolition of existing detached dwelling and garage and erection of detached dwelling and rear annexe. This application is in CIL Zone 2 and is CIL Liable as new dwelling.	Refused 03-02-23
--------------	---	---------------------

This application is a resubmission following a previously refused application (AB/150/22/PL). The main changes are the removal of a rear roof terrace above the annexe, the reduction in depth of the annexe extension, and an approx. 1.2m reduction in ridge height.

REPRESENTATIONS

Arundel Town Council - Objection:

- Due to the proposals design and position, it would cause visual harm to the character of the street scene and fails to respect the pattern of built form in the locality contrary to Arun Local Plan policies D DM1 & D SP1, the Arun Design Guide, and the NPPF.

1 No. objection from nearby occupier:

- The proposed development is much larger than the existing and is overbearing.
- A door is shown above the annexe roof, concerns about the potential for this area to be used in the future as a habitable area overlooking rear and adjacent properties.
- Concerns over increased flood risk.
- Trees on the site will not be affected.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. All representations relevant to planning are discussed within the conclusions section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environmental Health:

Conditions and informatives requested relating to the provision of a Construction Management Plan (CMP), construction hours and code of practice for small developments.

Southern Water - No objection subject to conditions and informatives.

- The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

WSCC Highways - No objection subject to conditions and informatives relating to provision/retention of

parking area, cycle parking and works within the public highway.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions regarding cycle storage & construction hours have been added along with informatives regarding relevant Highway Authority consents, construction of small developments, and locating public sewers during development. The request for a condition requiring the submission of a Construction Management Plan is noted, but does not meet the NPPF tests of necessity or reasonableness.

A condition requiring the applicant to advise the Local Planning Authority of how they plan to divert the public sewer adequately is not relevant to planning. An informative has been attached to this decision to notify the applicant of the likelihood that such works will be necessary and that they should be undertaken in correspondence with Southern Water.

A condition regarding the provision of parking spaces is covered by the plans condition, which includes the block plan and the parking provision associated with the front hardstanding.

POLICY CONTEXT

Designation applicable to site:

Built-up Area Boundary.

2km Buffer for Site of Special Scientific Interest.

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
QESP1	QE SP1 Quality of the Environment
WDM3	W DM3 Sustainable Urban Drainage Systems
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
TSP1	T SP1 Transport and Development

[Arundel Neighbourhood Plan 2018-2031 AR1](#)

Arundel Built Up Area Boundary

PLANNING POLICY GUIDANCE:

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, 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.

All relevant Development Plan policies from the Arundel Neighbourhood Development Plan have also been considered.

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 complies with relevant Development Plan policies in that it would not result in a development that would be out of character for the area or result in any significantly adverse impacts to the built or natural environment, or residential amenities.

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

There are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

PRINCIPLE

The site benefits from being within the Built-Up Area Boundary where the principle of residential redevelopment is acceptable subject to consideration of other relevant policies of the within the Arun Local Plan. Being sited within the Built-Up Area Boundary means that the proposal also complies with Policy AR1 of the Arundel Neighbourhood Development Plan. Furthermore, it is of relevance that this application is for a replacement dwelling.

The key development plan policy considerations for this proposal are D SP1 (Design), D DM1 (Aspects of Form and Design Quality), D DM2 (Internal Space Standards), T SP1 (Transport and Development), ECC SP2 (Energy and Climate Change mitigation), W DM3 (Sustainable Urban Drainage Systems), QE SP1 (Quality of the environment), ENV DM4 (Protection of trees), and ENV DM5 (Development and Biodiversity) of the Arun Local Plan.

Additionally, Sections H & J of the Arun Design Guide are pertinent to this proposal.

CHARACTER & DESIGN

Whilst the proposed dwelling would be taller than that of the neighbour to the East, the half-hipped roof form and approx. 4.9m separation distance results in the dwelling maintaining an acceptable visual relationship to this dwelling when viewed from the street. This roof form and height is in accordance with Section J.02 of the Arun Design Guide which states that the scale and form of new buildings should reflect that of surrounding buildings but also add small variations in scale to give visual interest to the street. The area is populated by large, detached dwellings predominantly of two/three storeys. These dwellings have large footprints, some being wider and more rectangular with others being squarer in shape. The scale of the proposed dwelling and the density of the plot are therefore, not out of character for the area.

Within the locality the roof forms are predominantly hipped or gable-ended pitched roofs. The half-hipped roof design is not a significant or unacceptable detractor from this style. There are numerous examples of symmetrical front gable ended features, red brick window heads, integrated garages, tall chimneys, and variously designed front porches within the area and as such, the proposed features are reflective of the area. The proposed roof form also includes a central flat section, this allows for a larger depth to the dwelling whilst presenting a ridge height and roof pitch that appears typical for the locality when viewed from the street. Although this flat area is not typical for the locality, it would not be readily visible within the street scene or visually discordant with the character of the street and it is in accordance with the general principles of Section J.01 & J.02 of the Arun Design Guide.

This dwelling is proposed to feature white smooth render with red brick quoins to the walls, plain roof tiles (colour undetermined), white uPVC windows and black uPVC rainwater goods. The latter two are common within the locality and appropriate. The use of white render to the walls is not common within the locality, though is not entirely absent. Five doors down to the East, on the junction of Torton Hill Road and Kirdford Road, is a two-storey corner dwelling with white render walls (No.13). Additionally, whilst further afield, along Bernard Road, which adjoins Torton Hill Road, there are numerous examples of white render to the external walls. Whilst it is not a material choice that is dominant within the locality, it would not appear incongruous. Furthermore, in remaining set back from the street, the visual prominence of the dwelling would be limited. The use of plain roof tiles is appropriate to the area. Details regarding a schedule of materials to be submitted to the Local Planning Authority is to be attached to this decision so as to control the final finish of the property. It is noted, that the use of a red/brown colouration of tiles would be expected owed to the prominence of this material choice within the locality and how it would complement the redbrick features proposed.

The dwelling would feature a rear projection to provide an integrated annexe. This component would extend beyond the rear building line by approx. 6m. The area that this extension would occupy is currently occupied by a detached single storey garage. It would be approx. 3.2m in height, with a flat roof. It would not be of an unacceptable depth and would remain a subservient and sympathetic design feature owed to its scale and material choice. Whilst it does not appear fully visually integrated, it is located to the rear of the dwelling where it would not be readily visible from public viewpoints and is of an acceptable design.

This proposal also includes a raised rear patio just above ground level that is sited between the rear annexe and the rear wall. This is of an acceptable scale and design and would not be visible from the street. There is currently a raised rear patio area, and this would predominantly replace what's already there.

The proposal is in accordance with policies D SP1 & D DM1 of the Arun Local Plan.

QUALITY & INTERNAL/EXTERNAL SPACE STANDARDS

The proposed dwelling has four bedrooms with 8 bed spaces. The gross internal floor space is far greater than that of the 124sqm minimum for a two-storey dwelling with this capacity and the proposed section drawing identifies substantially greater floor to ceiling heights than 2.3m throughout the property. The dwelling also features an extensive rear and front garden in excess of the standards identified by Section H of the Arun Design Guide.

The proposed dwelling is therefore, compliant with policy D DM2 and Section H of the Arun Design Guide.

RESIDENTIAL AMENITY

Owing to the topography and two storey design of dwellings along Torton Hill Road, it is not uncommon for the 70-degree rule (regarding the spatial relationship of the dwelling to its side boundaries) to be breached. In this instance, the proposed dwelling would breach this rule, but given the approx. 4.9m separation from the neighbour dwelling to the East, this remains acceptable. There would also be no breaches of neighbouring rear or front 45-degree light accessibility lines or sightlines.

There are a number of front and rear windows proposed at both ground and first-floor level, including a Juliette balcony to the rear. These viewpoints would provide views of the rear amenity space and the front garden. It is noted that the first-floor rear windows would potentially provide some oblique, long views of the neighbouring rear gardens, but this would not be to a materially harmful extent.

Three windows are proposed to the first-floor side elevations. The two first-floor openings to the North-East elevation are intended to serve bathrooms and accordingly, are to be conditioned to be obscure glazed and fixed shut up to 1.7m from finished floor level. The first-floor window to the South-West elevation serves a bedroom and would be this room's only source of natural light. As such, it would be unreasonable to condition this window to be obscure glazed and fixed shut. Being a first-floor side window, this gives rise to the potential impacts of overlooking toward the neighbouring property however, there are no first-floor side windows to the North-East elevation of the immediate neighbour (No. 25) and as such, there would be no significantly harmful impacts by way of overlooking from this window.

The Juliette balcony to the rear of the property could potentially be converted to provide access onto the roof of the annexe and serve as a roof terrace. Given the height of this roof, the topography of the land, and lack of any mitigation measures, this would give rise to significantly adverse impacts by way of overlooking on the rear amenity space of No. 21. As such, a condition has been attached to prevent this roof area from being used for any other purpose than maintenance or as a means of escape in an emergency.

It is noted that Environmental Health have requested a condition regarding construction hours and the submission of a Construction Management Plan (CMP) to reduce impacts of noise and disturbance of neighbours during the construction process. A CMP is not necessary for a development of this limited scale, and it would not be reasonable to condition this. However, a condition regarding construction hours is recommended. Once completed, the dwelling is not expected to give rise to any additional or significantly adverse impacts by way of noise production as this is the replacement of an existing dwelling.

The new dwelling would benefit from a substantial curtilage and large private amenity space and would afford future occupiers with a high standard of amenity. The residential amenity of neighbouring properties would also be preserved due to the separation distances from nearby properties and appropriately located windows and mitigation measures. In these regards, the proposal complies with Policy QE SP1 & D DM1 of the Arun Local Plan.

ACCESS, TRANSPORT & PARKING

The front access to the site is proposed to be widened to 3.9m as noted within the Design and Access Statement, however, it is not clear if this is illustrated on the plans. As noted by WSCC Highways, any expansion of the vehicle crossover to the road will require a separate application for a license with WSCC Highways. This has been included as an informative to this decision notice.

The access will remain virtually the same and not give rise to any unacceptable impact on highway safety. The hardstanding to the front will allow for the parking of 5 No. vehicles which is compliant with the Arun Parking Standards for this scale of property and this area.

The Arun Parking Standards and policy T SP1 also require the provision of Electric Vehicle charging points. A condition has been attached to this decision to require the provision of charging points in accordance with the Arun Parking Standards SPD.

Subject to the relevant condition, the proposal is in compliant with Policy T SP1 of the Arun Local Plan.

ENERGY EFFICIENCY & CLIMATE CHANGE

Policy ECC SP2 requires all new residential and commercial development to be energy efficient and to demonstrate how they will achieve energy efficiency measures that reflect the current standards, use design and layout to promote energy efficiency, and incorporate decentralised, renewable, and low carbon energy supply systems such as solar panels. The inclusion of energy efficient materials such as double glazing is expected. To ensure that adequate decentralised, renewable, and low carbon energy supply systems are provided, a condition has been attached to this decision requiring details of such systems to be provided.

Subject to the relevant condition, the proposal is in accordance with relevant Development Plan policy ECC SP2 of the Arun Local Plan.

DRAINAGE

As noted by the Drainage Engineers, the proposal does not require additional surface water drainage control through planning and would be addressed sufficiently through the Building Regulations. The laying down of an extensive hardstanding to the front garden, however, may not be covered by Building Regulations and should be served by a SUDS scheme as noted in the Design & Access Statement. To ensure this area of hardstanding features adequate drainage compensation, a condition has been attached to this decision to require it to be of permeable or porous materials and/or served by its own proposed drainage system.

The proposal is, therefore, compliant with policy W DM3 & W SP1 of the Arun Local Plan

TREES, ECOLOGY & QUALITY OF NATURAL ENVIRONMENT

No works are proposed to any trees within or adjacent to this site. There are 2 No. mature and prominent trees to the front of the site just outside the curtilage, and 1 No. mature tree to the North-West corner of the site, in the front garden. These trees are not under the protection of a Tree Preservation Order. There is to be an extensive area of hardstanding within the front garden to allow for the provision of 5 No. parking spaces and turning space. This hardstanding would not require significant excavations and could likely be undertaken without planning permission. Additional protection of these trees from the proposed works is not necessary. The proposal complies with Policy ENV DM4 of the ALP.

Policy ENV DM5 requires development seek to achieve a net gain in biodiversity and protect existing habitats on site. The perimeter of the garden currently benefits from substantial shrubbery and vegetation. The plans and statement do not indicate the proposed removal of any of this vegetation, but it is noted that this would not likely require permission. Whilst the planting of new shrubs around the garden as noted within the Design & Access Statement is positive, the introduction of additional elements to contribute to net gain of biodiversity would be necessary to demonstrate that the application would achieve and biodiversity net gain. These enhancements are to be secured by way of a planning condition.

The proposal is for a replacement dwelling and will, therefore, have little adverse impact on the natural environment of the site. There would be some loss of lawn and a central hedge within the front garden however, these are not significant. As a condition has been attached to require the provision of biological enhancements and the submitted statement includes the planting of additional shrubs on the site, there will be no significantly negative impacts on the natural environment in accordance with Policy QE SP1 of the Arun Local Plan.

Subject to the relevant conditions, the proposal is in accordance with policies QE SP1, ENV DM4 & ENV DM5 of the Arun Local Plan.

SUMMARY

For the reasons set out above, the proposal is compliant with the relevant Development Plan policies and as such, it is recommended for approval subject to the following 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 application is CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

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:

- Proposed Elevations (Dwg No. 1550/P011)(Dated 20/04/23).
- Proposed Block Plan (Dwg No. 1550/P01 D).
- Proposed Floor Plans (Dwg No. 1550/P02 H).
- Proposed Street Scene (Dwg No. 1550/P08 A).
- Proposed Roof Plan (Dwg No. 1550/P05 D).
- Proposed Section (Dwg No. 1550/P04 C).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

3 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 visual amenity and character of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

4 The rear annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 23 Torton Hill Road as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between dwellings.

5 The bathroom and en-suite windows on the first-floor of the north-eastern elevation of the dwelling hereby permitted shall at all times be glazed with obscured glass and fixed to be permanently non-opening to a minimum height of 1.7m from the finished floor level of the room that they serve.

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

6 The flat roof of the rear annexe hereby approved shall not be used for any purpose other than as a means of escape in an emergency or for the maintenance of the building, and shall remain as such in perpetuity.

Reason: In order to safeguard the residential amenities of the adjoining premises in

accordance with policy D DM1 of the Arun Local Plan.

- 7 The hardstanding to the front garden hereby permitted shall be made of permeable or porous materials and/or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse.

Reason: To ensure adequate consideration of surface water runoff in accordance with Policy W SP1 of the Arun Local Plan.

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

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

- 9 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 where appropriate 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 Parking Standards SPD and the NPPF.

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

Reason: to protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 - 2031.

- 11 No development above damp proof course (DPC) level shall take place 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 of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) 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 biodiversity on the site and within the vicinity in accordance with Policy ENV DM5 of the Arun Local Pla

- 12 The dwelling shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems including full details of solar

panels or air source pumps. 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

- 13 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 from:
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n12193.pdf&ver=12201>.
- 14 INFORMATIVE: It is likely that an existing on site public foul sewer will need to be relocated as part of this development. The relocation of this public foul sewer will need to be undertaken in correspondence with, and to the satisfaction of, Southern Water, and at the expense of the applicant.
- 15 INFORMATIVE: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- 16 INFORMATIVE: Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements
- 17 INFORMATIVE: The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
- 18 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.

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)

AB/24/23/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



Based on the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Arun District Council
100018487. 2015