

PLANNING APPLICATION REPORT

REF NO: K/37/23/PL

LOCATION: Cloudy Bay
Gorse Avenue
East Preston
BN16 1SF

PROPOSAL: Replacement of an existing 2.5-storey detached dwelling with a new 3-storey plus basement detached dwelling including a front driveway, front and rear boundary walls, indoor and outdoor swimming pools, and a car lift.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to replace an existing 2.5 storey detached dwelling with a 3 storey detached dwelling together with basement, front and rear boundary walls, indoor and outdoor swimming pools, car lift, and other associated works.
SITE AREA	860sqm.
RESIDENTIAL DEVELOPMENT DENSITY	9 Dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	Low level brick wall with tall wooden fence panelling and bush to North (front) site boundary. Mid & high-level brick wall to East & West side boundaries with sporadic planting. Low-level wooden vertical louvre fencing with shrubs to South site boundary.
SITE CHARACTERISTICS	The site is a large residential plot with a substantial 2.5 storey detached dwelling with semi-detached garage, front and rear amenity spaces with hardstanding and rear swimming pool. The main dwelling is rendered, features clay roof tiles, a forward hipped roof, 2 No. rooflights, converted loft space with large, rear glazed gable end, rear first-floor roof terrace, and a conservatory.
CHARACTER OF LOCALITY	The site is located within a residential area characterised by generous plots and sizeable detached dwellings. Dwellings within the vicinity demonstrate varying character, most maintaining a traditional design, but there is a clear emergence of contemporary designs. The South side of Gorse Avenue abuts the Kingston Foreshore, with many of the dwellings benefitting from sea views.

REPRESENTATIONS

Kingston Parish Council - Objection:

- The Parish Council fully supports the objections raised by the resident of the eastern neighbour

dwelling (related to siting, rear building line, overlooking, overbearing, flooding, surface water drainage, and ecological concerns).

- The proposed high fence and gating along the Gorse Avenue boundary with no space for soft landscaping will adversely affect the visual amenity of the neighbourhood.
- The plans are lacking in detail, including the positioning of the proposed outdoor swimming pool and equipment and the depth of the proposed basement.

East Preston & Kingston Preservation Society - Objection:

- Concerns of Flood Risk & Surface Water Drainage.

5 No. Objections from nearby occupiers:

- Overlooking.
- Overbearing.
- Pattern of development.
- Concerns of Flood Risk and Surface Water Drainage.
- Concerns of biodiversity.
- Overdevelopment.
- Harmful to, and out of character with, the street scene.
- Concerns around cramped feel of street scene.
- Loss of view.

2 No. Support representations from nearby occupiers:

- This will significantly enhance Gorse Avenue and the Greensward.
- The use of basement and upper floors is efficient and does not increase footprint.
- The materials are appropriate and will weather well compared to render.
- The house may be large relative to the plot but this is common within the area.
- Appropriate character for the area and comparable to others nearby.
- No detrimental impact on visual amenity or neighbouring amenity.

COMMENTS ON REPRESENTATIONS RECEIVED:

All relevant planning matters raised are discussed within the conclusions section of this report. The comment from the Parish Council that the plans are lacking in detail is noted, but the drawings as submitted are considered to include a sufficient level of detail to enable a determination to be made. Loss of a view is not a material planning consideration.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers (Coastal Protection) - No response.

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary.

Flood Zone 1.

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
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
WDM3	W DM3 Sustainable Urban Drainage Systems
TSP1	T SP1 Transport and Development

<u>Kingston Neighbourhood Plan 2014 Policy KPNP1</u>	The Presumption in Favour of Sustainable Development
Kingston Neighbourhood Plan 2014 Policy KPNP2	BUILT-UP AREA BOUNDARY
Kingston Neighbourhood Plan 2014 Policy KPNP4	NATURAL ENVIRONMENT
Kingston Neighbourhood Plan 2014 Policy KPNP7	DESIGN & DEVELOPMENT

PLANNING POLICY GUIDANCE:

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.

All relevant policies from the Kingston Neighbourhood Development Plan have 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 no harm the visual amenity of the wider locality or result in significantly adverse impacts on neighbouring residential amenity.

Paragraph 11c of the NPPF (2023) says that development proposals that accord with an up-to-date development plan should be approved without delay.

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

The proposed one for one replacement would have a neutral impact on the District's overall housing supply. 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 in which the principle of residential redevelopment is acceptable. Policies SD SP2 of the ALP and KPNP 2 of the Neighbourhood Development Plan (KNP) seek to focus development within the Built-Up Area Boundary, subject to consideration of other relevant Development Plan policies.

The key Development Plan policies relevant to 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), and ENV DM5 (Development and Biodiversity) of the Arun Local Plan (ALP), and policies KPNP 4, and KPNP 7 of the Kingston Neighbourhood Development Plan (KNP).

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 adapt 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 there is no conflict with these policies.

Additionally, the Arun Parking Standards and the Arun Design Guide are of relevance to this proposal.

DESIGN AND VISUAL AMENITY

Policies D SP1 & D DM1 of the ALP require proposals to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. The above characteristics are also reflected by policy KPNP 7 of the KNP.

The proposed dwelling is that of an 'art deco' inspired simulacrum. It boasts three storeys with a large basement, multiple flat roofs, large glazed front and rear elevations, multiple balconies and a large rear amenity space. The ground and first floor are of equal widths with the third being slightly narrower, giving

a 'stepped in' appearance at the third floor. Each floor gets shorter in depth at both the front and rear elevations as the building climbs, also demonstrating a stepping in of the building but to a greater extent. Each flat roof overhangs both the front and rear elevations of the building with rounded, angular dimensions that give a contemporary feel and, in places, act as canopies and shade for the floors below. The materials proposed are cream brickwork to the walls of the ground and first-floors, wide, vertical zinc boarding to the third floor, and bronze coloured aluminium frames to windows and doors.

The area boasts a diverse and eclectic variety of dwelling designs and vernacular, including modern 'art deco' inspired designs such as Spring Tide, and Nos. 5, 9, 11 & 14 Coastal Road that are a short distance to the West. This design and choice of materials would not harm the character of the area or its visual amenity despite being a replacement of a more traditionally designed dwelling.

The scale of the replacement dwelling is such that it would be approximately 0.1m taller than the existing ridge height, but remain lower than that of the existing chimneys (small variations in ridge height are supported by Section J.02 of the Arun Design Guide). It would also increase the width of the main dwelling by approx. 1m. However, the relocation of the dwelling would site the dwelling more centrally within the plot, maintaining separation distances from the East & West side site boundaries of 1.8m and 1.9m respectively. It is noted that the East site boundary of the plot steps inward slightly as the boundary runs South however, this is an approx. 0.2m step in and would not be read from the street. The existing garage and single storey structures to the East side of the existing dwelling, that connect or abut the neighbouring property to the East (Little Deerswood), would be removed as part of this scheme, and although the new dwelling would be sited approx. 0.5m closer to this property, it would retain a sufficient separation distance and restore a visual gap at ground floor level between these two dwellings.

The second floor of the proposed unit would also retain a separation from the East and West side boundaries of 3.25m & 3.05m respectively. Whilst it is noted that this separation at second floor is close to the dwelling to the East and adds to the bulk of the dwelling at this height, it would not result in any terracing effect and is not significantly harmful to the visual amenity of the locality. It is also noted that owing to how the dwelling retreats in from the front boundary as it rises, from the street, the first and second floors of the dwelling would not appear as overly prominent within the street scene, especially relative to the two storey forward projection at 'Little Deerswood', which adjoins the Eastern site boundary.

This replacement dwelling demonstrates a more geometric appearance and as such, features a greater width at the second floor level than that of the existing dwelling which has a hipped roof with a 45-degree pitch at the second floor. This results in a perceived increase of bulk. However, the proposal better separates itself from the neighbouring properties at ground floor, retains a sufficient separation from the dwelling to the East at first and second floor, and the separation between the dwelling to the West (Sandy Lodge) remains substantial and would demonstrate a clear separation between the buildings. The prominent use of large, glazed elevations also works to reduce the overall bulk of the dwelling as supported by Section J.05 of the Arun Design Guide. Whilst it is accepted that the dwelling would have a slightly bulkier appearance, it does not result in unacceptable harm to the visual amenity of the wider locality or street scene.

The replacement dwelling proposed is larger in scale to that of the existing, however, it would make efficient use of the plot and would remain of a scale that is not uncharacteristic for the wider locality. It is noted that the density of the plot would increase but the plot would maintain substantial rear and front amenity spaces, sufficient side separations, and the dwelling would occupy just around 42% of its plot. The increase in density would not unduly harm the character of the area.

This proposal also includes tall boundary walls to the North and South boundaries (front and rear). The northern wall would feature render and horizontal panels, 2m tall intermittent piers, pedestrian and

vehicular access gates, and downlights. Whilst the dwelling currently benefits from a more open 'in and out' driveway with a central hedge and its neighbours feature low boundary walls, many dwellings within the street feature tall front boundary walls including Westwood House, Finale House, Tumbley, and Spring Tide. The rear boundary wall is also to feature 2m tall piers, render, and gates, however, it includes 4 No. 2m tall glazed panels with aluminium bifold screens behind. Rear gardens along the South side of the street have limited privacy owing to the presence of the foreshore which is used by pedestrians and dog walkers regularly and which runs along the rear of the dwellings. There are varying examples of rear boundary treatment along this section of the foreshore, with some opting for a low and open boundary, and others opting for tall boundary walls/fences. This rear wall would not result in any unacceptable harm to the visual amenity of the area.

The proposed water sports storage outbuilding is of a limited scale and would not be visually prominent.

It is noted that the proposal includes the provision of an extensive basement level. Whilst the inclusion of such a basement will no doubt be a complex architectural and structural task to facilitate, in terms of its impact on the planning environment, there is little. The Arun Local Plan has no specific policies of relevance to basements, and its provision would have little to no material planning impact on the wider locality.

The proposal is compliant with Policies D SP1 & D DM1 of the ALP, and KPNP 7 of the KNP.

NEIGHBOURING RESIDENTIAL AMENITY

Policy D DM1 requires that there be minimal impact to neighbours in terms of loss of privacy or outlook, or unacceptable disturbance. This is reflected and expanded upon by Policy KPNP 7 of the KNP which requires a minimal impact on users and occupiers of nearby property and land and that proposals do not cause a loss of sunlight, overshadowing, overlooking, loss of privacy, anti-social noise/disturbance or have an overbearing presence.

Whilst intended to be applied to extensions, rather than new dwellings, the 70-degree rule set out in Section M of the Arun Design Guide seeks to minimise impacts on neighbouring amenity. The proposed dwelling, whilst illustrated as being compliant with this 70-degree rule, does in fact appear to breach this rule very slightly owing to the overhang of the roof forms along the sides of the unit. This breach is not significant and not likely to give rise to any significant overbearing impacts. It is noted that the neighbouring dwelling to the East virtually meets the shared site boundary, and that owing to this, the relationship between the proposal and this dwelling needs particular consideration. Given that the proposed dwelling retreats into the plot as it rises and there would remain a minimum 1.8m separation from this unit, the relationship remains acceptable.

The proposed dwelling would occupy a substantially larger footprint than presently exists. This is, in part, due to the depth of the unit. This proposal would result in a rear elevation that is set back by 8m from the rear elevations of the immediate neighbours at ground floor level. This results in a minor intersection of the 45-degree sightline from the closest rear ground floor viewpoint of Little Deerswood. Whilst this is a breach of the 45-degree rule, it is limited and at ground floor only. This contravention would not give rise to significantly adverse impacts of overbearing and is, in part, mitigated by the presence of tall boundary treatment at the shared site boundary. There would be no contravention of 45-degree sightlines at first or second floor from the ground floor rear windows of neighbouring properties. There would also be no contravention of 45-degree light accessibility lines, with the exception of an insignificant overhang on the fascia at second floor level. It is noted that the rear roof forms protrude from the walls of each floor to varying degrees, and that 1.8m high obscured screening will be required to the East and West elevations of the rear terraces. These roof forms and obscured screening will also not give rise to any significantly adverse impacts of overbearing or overshadowing on neighbouring properties.

There are 3 No. small side windows at first-floor level. These have been annotated as being obscure glazed and would be required as such, and to be non-opening below 1.7m, by way of condition. The side openings at ground floor would be met by tall boundary treatment. None of these windows would give rise to any significantly adverse impacts by way of overlooking.

The proposed dwelling includes 2 No. roof terraces to the rear of the dwelling at first and second floor. These terraces have been identified to feature 1.8m obscure screening to the side elevations of the terraces. This will be secured by way of condition in order to limit views of neighbouring rear amenity spaces to longer, oblique views.

Subject to appropriate conditions, the proposal would not give rise to significantly adverse impacts by way of overbearing, overshadowing, or overlooking on neighbouring properties and as such, the proposal is in accordance with policies D DM1 of the ALP and KPNP 7 of the KNP.

CONSTRUCTION PROCESS

The inclusion of a substantial basement means that there is likely to be a large excavation necessary alongside the demolition of the existing dwelling and construction of the proposed. However, developments of this scale do not justify a full Construction Management Plan. Nevertheless, a condition relating to construction hours, and an informative relating to the construction of small developments have been attached to this application in order to lessen any potential adverse impacts on residential amenity during the construction process, in accordance with policy QE SP1 of the ALP.

SPACE STANDARDS

The proposed dwelling has 4 No. bedrooms with 8 No. 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 habitable floors of the property. It is noted that the agent confirmed through correspondence that the basement is to have a floor to ceiling height of 2.5m. The dwelling also features an extensive rear 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.

FLOOD RISK & SURFACE WATER DRAINAGE

The proposal site is located in Flood Zone 1 and is not in an area of specific drainage concern. As such, the proposal does not require a Flood Risk Assessment or a specific drainage strategy. It is accepted that the provision of a substantial basement and large amounts of hardstanding will have some impact on surface water drainage however, this proposal does not meet the criteria to require a specialised surface water drainage scheme. Additionally, the site is largely covered by hardstanding at present and additional hardstanding to the rear of a dwelling can be achieved without planning consent. It is positive that permeable surfacing has been adopted, where possible, within the front amenity space.

During the pre-application advice stage, the Drainage Engineers provided advice and it is reiterated in an attached informative for clarity.

The proposal is in accordance with policies W DM2 & W DM3 of the ALP.

TRANSPORT & PARKING

Policy T SP1 of the ALP seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian, and bridleway network.

The front driveway currently features an 'in and out' driveway and the proposed would result in a single access point. Whilst different, this is not out of character with the locality and the access point would remain in approximately the same location as one of the existing vehicular access points. As this access point will remain in virtually the same location, it would not give rise to any unacceptable impact on highway safety.

The front driveway will allow for the parking of 2 No. vehicles and the proposed car lift and basement will provide access to, and capacity for, the parking of 2 No. further internal parking spaces. This is compliant with the Arun Parking Standards for this scale of property and the area. The basement also includes space to provide bike storage in accordance with the Arun Parking Standards.

The Arun Parking Standards and policy T SP1 require the provision of Electric Vehicle (EV) charging points. An EV charger has been proposed within the basement and 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 ALP.

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, and the roof of the dwelling has been illustrated to include the provision of numerous solar panels. To ensure that adequate decentralised, renewable, and low carbon energy supply systems are provided, a condition has been attached to this decision.

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

NATURAL ENVIRONMENT

Policy ENV DM5 of the ALP requires development to achieve a Biodiversity Net Gain and protect existing habitats on site.

Policy KPNP 4 says development should not "entail any loss of trees or hedgerow, ancient or otherwise, that contribute to local amenity.'

The proposal site is an existing residential plot with no evidence of being a habitat for any protected species and little ecological value. The development would result in the loss of some existing planting and lawn, but also result in some additional planting to the front and rear of the site. To ensure a net gain in biodiversity is secured, a condition requiring the provision of a bat box and bird box is recommended.

The existing dwelling features small hedgerows to the front of the dwelling. The existing front hedgerow does contribute to local amenity, providing a softer road frontage that that of a tall boundary wall however, given that there are few hedgerows along the frontages of dwellings, particularly to the South of Gorse Avenue, its contribution to local amenity is limited. The removal of this hedgerow would not

significantly harm the local amenity of the area and could, in any event, be achieved without any permission from the Council.

The proposal is compliant with policy ENV DM5 of the ALP and KPNP 4 of the KNP.

SUMMARY

The proposal is compliant with relevant Development Plan policies and would not result in any material harm that would justify withholding planning permission. 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:

- North and South Boundary's P022 P1.
- Proposed Elevations P016 P1.
- Site Location Plan P001 P1.
- Proposed Street Scene P017 P1.
- Proposed Roof Plan P015 P1.
- Proposed Second Floor Plan P014 P1.
- Proposed First Floor Plan P013 P1.
- Proposed Ground Floor Plan P012 P1.
- Watersports Shed P027 P1.

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 construction or 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 working permitted on Sundays 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.

- 4 The first-floor en-suite and cloakroom windows to the East & West elevations on the building hereby approved shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a minimum height of 1.7m from the finished floor level of the rooms they serve. They shall remain as such in perpetuity.

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

- 5 Prior to the first use of the first-floor and second-floor rear roof terraces hereby approved, obscured screens shall be installed up to a minimum height of 1.8m from the finished floor level along the East & West elevations of these terraces. These obscured screens shall, thereafter, be retained in perpetuity.

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

- 6 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 100% of dwellings with a garage or driveway to have an EV charging point 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 point(s) 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 point(s) shall thereafter be retained and maintained in good working condition.

Reason: 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.

- 7 The approved development shall include energy efficiency measures that reflect the current standards applicable at the time of submission and decentralised, renewable or low carbon energy supply systems. Any physical features that are required as part of the works must be installed prior to the first occupation of the replacement dwelling hereby permitted and shall be

thereafter permanently maintained in good working condition.

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.

- 8 Prior to the first occupation of the dwelling hereby approved, one bat box shall be installed under the eaves of the first-floor roof along the West elevation, and one bird box shall be installed under the eaves of the first-floor roof along the East elevation, unless prior written agreement has been given by the local planning authority for any variation. Once installed, they shall remain in perpetuity.

Reason: In order to aid the development in achieving a biodiversity net gain in accordance with policy ENV DM5 of the Arun Local Plan.

- 9 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.
- 10 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=docm93jjjm4n12193.pdf&ver=12201>
- 11 INFORMATIVE: The basement will need to be suitably designed and tanked to prevent groundwater and surface water intrusion. It may require a connection to the foul sewer and the designer will need to consider that this will be the lowest point of the system and ensure that they have designed against backflow from the foul. It is expected that these factors will be considered at Building Control stage, but the basement will need particular consideration in this scheme.

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)

K/37/23/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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