

PLANNING APPLICATION REPORT

REF NO: BR/168/23/PL

LOCATION: Rose Cottage  
Shripney Road  
Bognor Regis  
PO22 9LN

PROPOSAL: Change of use of the existing dwelling and annexe to HMO.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	This application seeks the change of use of a dwelling and annexe to an HMO. This will be for ten unrelated persons; seven in Rose Cottage, and three in the annexe.
SITE CHARACTERISTICS	The site is a two storey detached dwelling on the eastern side of Shripney Road. To the rear is an annexe at the end of the garden, and a double garage in the space between.
CHARACTER OF LOCALITY	Predominantly residential, with the Friary Arms (Public House) immediately to the north east. A number of commercial, industrial and retail units are further to the north, along the A29.

<b>RELEVANT SITE HISTORY</b>
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BR/107/10/	Separate existing detached annexe as a self contained 2 bedroom bungalow with cycle & bin storage with parking space & drive access together with fenced garden enclosure to existing house	Refused 19-07-10
BR/388/07/	Retrospective application for a detached annexe to the rear of rose cottage	ApproveConditionally 11-01-08
BR/169/05/	Two storey extension to rear of house	ApproveConditionally 11-07-05

Relevant planning history noted.

Permission for a 2-storey extension to the rear of Rose Cottage was granted in July 2005 (BR/169/05). An annexe (detached outbuilding in the bottom of the garden measuring approximately 12.1m x 6.6m and 3.9m high with a shallow pitch roof with three roof-lights) was retrospectively approved (BR/388/07)

and a condition imposed restricting this use to a guest annexe and not as an independent form of accommodation (wholly separate and self-contained from Rose Cottage). BR/107/10/, for use of the annexe as a self-contained 2-bedroom bungalow with cycle & bin storage with parking space & drive access together with fenced garden enclosure to the existing house, was refused for the reason of visual distraction and nuisance to neighbours.

## **REPRESENTATIONS**

Bognor Regis Town Council - Objection:

- Concerns for the safety of residents of the rooms in the annexe, in the event of an emergency evacuation. Two bedrooms are towards the back with the only door at the front of the annexe. The kitchen lies between these two areas which has the potential to be a serious hazard.
- Overdevelopment and a cramped appearance adversely affecting the character and appearance of the area, detracting from the pattern of development in the area.
- Unacceptable and detrimental impact on amenities of future occupiers through insufficient provision of private amenity space and overlooking to that space from the existing property, contrary to policies D SP1 and D DM1 of the ALP, the Arun Design Guide and paragraph 130 of the NPPF.
- Insufficient parking provision to meet the needs of future occupiers in accordance with the parking standards in use at the time and this will result in an increase in pressure for on-street parking spaces which will be harmful to the amenity of local residents.
- No evidence has been provided to demonstrate if there is spare parking capacity in the surrounding area.
- Conflict with Arun Local Plan policies H SP4, QE SP1, T SP1, ADC Parking Standards supplementary planning document (January 2020) and the NPPF.
- Does not include sufficient cycle storage in accordance with Principle 6 requirements of the parking standards.

2 No. letters of objection received from nearby occupiers:

- In close proximity to their property.
- Do not know who will be living there, a HMO often has a quick turnaround of renters.
- Do not want this so close to where they live with their children.
- The summerhouse which is now being called an annex is only 20 feet away from their back door. It is too close and will have a big turnaround of people.

### **COMMENTS ON REPRESENTATIONS RECEIVED:**

Comments noted. The issues will be addressed in the conclusions section. The safety of residents of the property would be considered by Environmental Health.

## **CONSULTATIONS**

### **CONSULTATION RESPONSES RECEIVED:**

#### **ADC ENVIRONMENTAL HEALTH:**

No objection subject to a condition on construction hours and advisories regarding sound insulation, asbestos, and construction of small developments.

#### **WSCC HIGHWAYS:**

No objection subject to a condition regarding details of car parking spaces, and cycle parking.

#### **WSCC MINERALS AND WASTE SAFEGUARDING:**

No response.

#### COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions regarding construction hours, car parking and cycle spaces applied below.

The absence of a response from WSCC Minerals and Waste Safeguarding is not of concern in this instance as the reason for consulting them relates solely to the presence of a tip nearby. The proximity of this site raises no issue in regard to the proposed development the subject of this application.

#### POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Article 4 Direction - HMOs

WSCC Mineral Consultation Areas

CIL Charging Zone 4

2km Buffer for Site of Special Scientific Interest

#### DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM5	ENV DM5 Development and biodiversity
HSP4	H SP4 Houses in multiple occupation
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WMDM1	WM DM1 Waste Management

#### 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.

#### **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 have a materially adverse impact on the residential amenities of nearby properties, nor would it have a significant adverse impact upon the established character of the surrounding area.

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**

This proposal would make a positive contribution to the District's housing needs. There are no other material considerations to be weighed in the balance with the Development Plan.

#### **CONCLUSIONS**

##### **PRINCIPLE**

The site is in the Built-up Area Boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan, provided it accords with other policies of the Local Plan covering such issues as visual/residential amenity, highway safety and parking. Policy SD SP1 takes a positive approach to secure development that will contribute to sustainable development.

The NPPF seeks to promote the effective use of all land (para 119) and gives weight to proposals that develop under-utilised land and buildings (para 120(d)).

On 18 January 2023, Arun District Council confirmed a non-immediate Article 4 Direction to remove permitted development rights for the change of use from a dwelling house (C3) to a house in multiple occupancy for occupation by up to six persons living as a single household (use class C4). This came in to force on 19 January 2023. Wards with high levels of HMOs and with high proportions of hazards or in despair were the starting point when considering the imposition of the Article 4 Direction.

The area the Article 4 direction applies to covers the below wards:

- River ward in Littlehampton
- Marine ward in Bognor Regis
- Hotham ward in Bognor Regis.

These are wards where existing or future high concentrations of HMOs are considered likely to be harmful to the amenity or wellbeing of local residents and communities.

The analysis showed that the percentage of private rented sector in Hotham ward is 39.2% whilst the national average is 19%. Hotham ward has 156 HMOs and with other wards identified above has the highest levels of anti-social behaviour. 15% of dwellings in Hotham ward are estimated to suffer from category 1 hazards and 3% of properties are estimated to be in despair.

The applicant has noted HMO density assessments that are used at other LPAs around the country as part of Article 4 direction policies, to calculate the percentage of HMOs to other dwellings. In many cases, a 10% threshold is used. Whilst Arun does not have a set threshold, an assessment has been conducted by the applicant to demonstrate the change of use to an HMO will not result in an unacceptable density of HMOs within the Article 4 direction designation. They have identified that within 250m of Rose Cottage there are 16 HMOs. In each 50m radius making up that area the number of HMOs to other dwellings is well under 10%. This suggests that the addition of another HMO in the area would not result in an unacceptable density percentage of HMOs in comparison to other dwellings. Therefore, the principle of development in this case for an HMO would be acceptable.

The site is in Hotham Ward, which is subject to the Article 4 Direction. The proposal is for a change of use from class C3 to a sui generis HMO for more than 6 persons, that would have required planning permission in its own right, notwithstanding the Article 4 Direction. The proposal should be assessed against ALP policy H SP4.

Policy H SP4 states where applications for houses in multiple occupation are not covered by permitted development rights (removed in this case under Article 4 Direction) they will be favourably considered where proposals contribute to the creation of sustainable, inclusive, and mixed communities and meeting the detailed criteria as set out below:

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

The applicant has provided sufficient evidence that the ward does not have a particularly high concentration of HMOs, especially in the close vicinity of the site and, as such, the addition of one more HMO would not be unduly harmful to the character of the area or the amenity of residents, nor the community. This evidence is accepted. This accords with part (a). As for criterion (b), WSCC Highways have been consulted and raise no objection in regard to parking demand or traffic. The proposal would not conflict this aspect, nor cause adverse harm to park or highways amenity. In regard to criterion (c), from the plans provided, a sufficient amount of open space and garden amenity space will be provided on site for the users.

The assessment of the proposal against these criteria concludes that the proposal will not conflict H SP4 of the Arun Local Plan and represents sustainable development.

#### CHARACTER OF THE AREA / DESIGN AND VISUAL AMENITY

Paragraph 12.5.1 of the Arun Local Plan (HMO) states that in providing for the housing needs for Arun, it

is important to ensure that mixed and balanced communities are developed avoiding the narrowing of household types towards domination by a particular type, such as shared housing.

Hotham ward has 156 HMOs. There are 16 HMOs in the vicinity of a 250m radius from Rose Cottage: Brook Lane West Nos 39,53 and 55. Wendlo Cottages No 1 Shripney Road. Falkland Close No 1. Ivy Crescent Nos 10, 16, 39, 53 and 55. May Close No 1. Highfield Road Nos 93,97, 99, 101 and 74. The character of the locality has an increased density derived from recent conversions of housing stock into smaller household types and conversions to HMOs.

Rose Cottage is a two storey detached dwelling. The property is on the east side of Shripney Road close to the street frontage, whilst the annexe, a large outbuilding, located at the very bottom of the rear garden with a double garage in between.

Three single bedrooms, WC and kitchenette/sitting room are proposed in annex. Two single bedrooms and a double, bathroom, kitchen/dining on the ground floor of Rose Cottage and three double bedrooms (one of them ensuite) and a single, bathroom and toilet are proposed on the first floor. A small number of external changes are proposed including: a new window on the south elevation of Rose Cottage, and annex's windows moved and enlarged and the sliding doors on western elevation of the annexe replaced with bi-folding doors and an entrance door. In terms of harm to visual appearance and design of the property, this would be negligible and acceptable. The external changes and renovation of the internal spaces will be a positive enhancement to the appearance of the property.

The external changes to the visual appearance and design of the property will have no adverse impact on the visual amenity of the area and will be a positive alteration to the appearance and character of the street scene. They accord with the Arun Design Guide.

The area is mostly residential with The Friary Arms (Public House) immediately to the north-east. There is a low density of HMOs in the vicinity of Rose Cottage, however around 3 exist within 100m of the property. The change of use will have some effect on the immediate character of the area, being that there are no other HMOs within 50m. However, as stated in Para 12.5.1 of the ALP above, it is important to ensure that mixed and balanced communities are developed. The immediate character of the locality lacks shared housing and is predominantly single household dwellings. The addition of one HMO will marginally alter this demographic and introduce a mixed and unrelated household into the character of the area. This will not be unduly harmful and will not adversely unbalance the communities and character found in the immediate vicinity. Whilst it will result in a larger number of residents on the site, this would not be unduly harmful in itself in planning terms. The property already provided five bedrooms, which could allow upwards of six residents living as a single household. The increase of four more residents would, overall, have a very limited impact on the population of the area. The character of the area will slightly alter as a result of the change, but there is no justified reason for refusal on the grounds of harm to character given the small number of HMOs in the immediate vicinity of the site. The change of use would not be unduly out of keeping.

The proposal will not result in adverse harm to visual amenity, nor the character of the area and is in accord with D DM1, D DM4 and H SP4 of the Arun Local Plan, and the Arun Design Guide.

#### **RESIDENTIAL AMENITY (INCLUDING NOISE POLLUTION)**

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. Policy QE DM1 seeks to protect against the impacts of new noise generating development.

Paragraph 130(f) of the NPPF requires that decisions should ensure that developments create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The development would allow for the accommodation of at least 10 people, 3 in annexe at the rear of the garden. The maximum of 10 people will be conditioned to protect amenity.

The building is within 1m from the north-eastern and south-western boundary, approximately 1.5m to the rear boundary and 7.5m from the rear elevation of 17 Brooks Lane West and 6m from the rear elevation of No1 Cooper Farm Close.

The annexe was approved retrospectively in 2007, and included a single bedroom, study and living area. This was conditioned to remain ancillary/incidental to the enjoyment of Rose Cottage. An application was made in 2010 to change this annexe into a two bed separate unit of accommodation but was refused on the grounds of harm to residential amenity, due to the cramped nature of the building. As the building is now proposed to be used as an HMO, as opposed to a separate unit of accommodation with little amenity space, the intensity of the use is different and conditions for living are no longer considered cramped or unacceptable. The application shows the annexe as providing three separate bedrooms; this is acceptable as an ancillary building for the main property. As the structure already exists, it would be possible for the owners to add another bedroom internally without requiring express planning permission. Nevertheless, it is still necessary to assess the impacts of allowing three unrelated individuals to use this annexe as shared accommodation on neighbouring amenity.

The annexe is at the end of the garden and surrounded by three properties to the north, one to the east, and three to the south. Being an existing structure, and having minor changes proposed in terms of windows and other openings, the change of use will not result in any material additional overlooking, overbearing, or overshadowing. This is the same for the main property, given it already exists as an established building, and will only be subject to minor external changes. The primary issue in terms of harm to neighbouring amenity falls to the noise impact of the proposals.

The site currently allows for around six people living on site. The change to an HMO would result in up to ten individuals coming to and from site at any time, which could have an increase in noise produced by those living at the property. This would be especially prominent for the occupiers of the annexe, as three separate individuals would live there, as opposed to one or two who may currently be staying as guests occasionally for a few days. There would be noise produced by the cars parking in the centre of the site. However, this parking provision already exists and is in use. The impact of the cars is not a new impact. It is likely that there will be some noise increase on site. However, given the context of the area, this cannot be concluded to be unacceptably harmful to a level that would warrant refusal on these grounds.

The Friary Arms, a public house immediately to the north, has a large beer garden which abuts the rear garden of Rose Cottage and 17 Brooks Lane West. This garden provides a significant number of benches for up to six people and could allow upwards of around 50 people at one time in this outside space until around 11pm at night. The noise produced from this existing use would likely be significantly louder and more widespread than three individuals living in a building to the rear of the garden. Whilst not consistently in use, as opposed to the annex being used as an HMO, the harm resulting from the noise of this existing beer garden is likely to be far more detrimental to residential amenity, than that caused by the property at Rose Cottage being used as an HMO. There is no noise objection from Environmental Health to the proposed development the subject of this application.

Whilst it is acknowledged some limited harm will likely result from the change of use, on balance, this will not be significantly detrimental to residential amenity and is acceptable. The proposal, therefore, accords with D DM1, QE SP1 and QE DM1 of the Arun Local Plan, and paragraph 130 of the NPPF.

## HIGHWAYS, TRAFFIC AND PARKING

Policy T SP1 (ALP) requires development to reduce the need to travel by car by identifying opportunities to improve access to public transport services whilst making provision for safe access to the highway network. Policy T SP1(f) (iv) requires development to incorporate facilities for charging electric and plug-in hybrid vehicles. Policy H SP4(b) makes clear the provision of HMOs should not contribute to the generation of excessive parking demands or traffic in the area.

The Arun Parking Standards (APS) 2020 have no specific category for HMO uses, but Table 3.1 shows the expected level of parking provision for residential development. Within Zone 4 it is one parking space for a 1 bed unit with one to 3 habitable rooms.

The Town Council has raised concerns regarding parking, and lack of evidence regarding spare parking on the road. Parking provision of 1 car parking space to the front of the property and 3 to the rear, alongside a secure and covered cycle parking facility for 4 bicycles has been demonstrated by the proposal. There is no justified reason for concern in regard to off-site parking. The proposal will provide sufficient on-site parking for an HMO of this size. WSCC Highways raise no objection to parking, traffic, or highway amenity/safety. Therefore, in terms of highways, traffic and parking, the proposal is acceptable and meets all the minimum requirements set by policy.

It does not appear that EV charging points are to be provided for the parking spaces. Accordingly, a condition is recommended requiring a charging point to be provided, as per the Arun Parking Standards SPD.

The proposed parking provision for the development complies with policy T SP1 of the Arun Local Plan and with criterion (b) of Policy H SP4 of the Local Plan.

## INTERNAL & EXTERNAL SPACE STANDARDS

Arun Local Plan Policy D DM2 states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance".

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

The smallest bedroom would have an area of 9sqm and the largest 15.5sqm. The proposal would comply with the relevant internal standards as per D DM2 of the ALP, and as such is acceptable.

## PROVISION OF OPEN SPACE

Policy H SP4 requires provision of adequate areas of open spaces. There is a patio and a lawn to the rear of the Rose Cottage of 53sqm, and a 50sqm patio in front of annex, which satisfy the requirement of ALP policy H SP4(c) and the Arun Design Guide.

## BIODIVERSITY

Policy ENV DM5 of the Local Plan requires development schemes shall seek to achieve a net gain in biodiversity and protect habitats on site. They shall incorporate elements of biodiversity including green walls, roofs, bat and bird boxes as well as landscape features minimising adverse impacts on existing



habitats (whether designated or not)."

The applicant has failed to provide details of biodiversity net gain and how they will protect habitats on site; other than identifying that there are currently no significant habitats for nature, and the proposal would improve garden spaces. The proposal is not in accord with the ALP policy ENV DM5. However, this does not result in a reason for refusal as biodiversity net gain can be conditioned and a suitable condition is recommended.

#### **BIN STORAGE**

Bin storage will be to the front of the property. The scale of this bin storage appears to be acceptable for the use of the property, and as such will accord with WM DM1 of the Arun Local Plan.

#### **SUSTAINABLE DRAINAGE AND FLOOD RISK**

Policy W DM3 states all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts.

The site is in Environment Agency Flood Zone 1 with a low risk of flooding. It was not necessary for the applicant to submit a Flood Risk Assessment or propose flood mitigation measures. The proposal raises no drainage or flood risk concerns, especially as the structures on site are existing, and is in accord with W DM3 of the Arun Local Plan.

#### **CLIMATE CHANGE/SUSTAINABLE CONTRUCTION**

ALP policy ECC SP2 requires new residential and commercial development (including conversions, extensions, and changes of use) to be energy efficient and incorporate decentralised, renewable, and low carbon energy supply systems unless it is demonstrated this is unviable. ECC SP1 requires new development be designed to adapt to impacts arising from climate change.

As there are no decentralised, renewable, and low carbon energy supply systems proposed, a condition is necessary to secure compliance with the policy, and is recommended.

#### **SUMMARY**

The development would make a positive contribution to the District's housing need and is in accordance with the development plan, with no material considerations suggesting that permission should be withheld. As such, it is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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 not CIL liable.

### **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
- Site Layout indicating Parking and External Landscape Dwg No 2301-11
- Proposed Floor and Roof Plans Dwg No 2301-03
- Annexe Proposed Floor and Roof Plans Dwg No 2301-07
- Proposed Elevations Dwg No 2301-04
- Annex Proposed Elevations Dwg No 2301-08
- Block Plan Dwg No 2310-10
- Garage/Common Wash Room Plans and Elevations Dwg No 2301-09

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

- 3 The dwelling and annexe shall accommodate a cumulative maximum of ten people residing on site at any one time.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.

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

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the

Arun Local Plan.

- 5 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 space for the occupiers of the property, in accordance with D DM1 and T SP1 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces for a minimum of 4 no. cycles have been provided in accordance with the approved site plan.

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

- 7 Prior to occupation, the applicant or developer shall provide the building with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being 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: To mitigate against adverse impacts on local air quality and to promote sustainable travel, in accordance with Arun Local Plan policy QE DM3(c), the Arun Parking Standards SPD and the NPPF.

- 8 No part of the development shall be first occupied until details of improvements to secure biodiversity net gain have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall be completed on site within 6 months of the date of approval of the details and retained thereafter.

Reason: In accordance with Arun Local Plan policy ENV DM5 and the NPPF.

- 9 A scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate energy efficiency measures that reflect standards, together with decentralised, renewable and low carbon energy supply systems shall be submitted. The approved scheme shall thereafter be implemented prior to occupation 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.

- 10 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 representations that have been received and determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out in the NPPF.

- 11 INFORMATIVE: The owner(s) of any domestic property built or refurbished before 2000 are legally obliged to protect householders from any risks from work activities being carried out in their homes. Where the work being carried out involves Asbestos Containing Materials (ACM), the Control of Asbestos Regulations 2012 will apply. As the development is being renovated, the Council needs to be satisfied that any ACM previously identified as present, is removed or

suitably managed to minimise risk to human health because there is no safe threshold for asbestos exposure.

- 12      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' available from :  
<https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n12193.pdf&ver=12201>

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

**BR/168/23/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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