

PLANNING APPLICATION REPORT

REF NO: AL/34/20/PL

LOCATION: Norton Farm House  
Norton Lane  
Aldingbourne  
PO20 3NH

PROPOSAL: Sub-division of existing building to create 1 NO. 1- bed dwelling & construction of 4 bay oak framed outbuilding as a garage. This application affects the character & appearance of the Norton Lane, Norton Conservation Area & affects the setting of a Listed Building.

SITE AND SURROUNDINGS
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DESCRIPTION OF APPLICATION	<p>It is proposed to convert the extension into a self-contained 1 bed dwelling to single unit of residential accommodation. A connecting door will be retained between dwellings.</p> <p>Externally few changes would be required. To the east elevation, a new entrance door and porch would be constructed to provide access from the south courtyard. To the west elevation, a window would be replaced by a pair of French doors.</p> <p>A detached oak framed 4 bay car port is proposed providing space for the applicants vehicles/hobby of mechanical engineering. This building would be roofed in hand made tiles to match the adjacent building with larch feather edge weatherboarding. Access would be through gates off Old Dairy Lane.</p>
SITE AREA	0.72 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	3 dwellings per hectare.
BOUNDARY TREATMENT	Boundaries consist of a brick/flint wall with hedge above, brick wall and timber fence panels.
SITE CHARACTERISTICS	Detached, three storey, brick/flint, Grade II listed farm house to the west of Norton Lane. The property is in spacious grounds, with a gravel driveway to the front and garage, enclosed by a brick/flint wall and hedge to the frontage with Norton Lane. The property has a conservatory and at the rear/side there is an L-shaped single storey 1990s extension, which has brick and flint elevations and a tiled hipped roof.
CHARACTER OF LOCALITY	Semi-rural character, with mix of dwellings and farmland, on the outskirts of Norton. To the east and west there is open farmland. To the north there is a scattering of dwellings and to

the south a collection of dwellings off Old Dairy Lane and a number of small work units in the former Norton Dairy.

**RELEVANT SITE HISTORY**

AL/35/20/L	Listed building consent for the sub-division of existing building to create 1 No. separate 1-bed dwelling & construction of 4 bay oak framed outbuilding as a garage room & garage/workshop.	
AL/46/06/	Conversion and extension of outbuilding to ancillary residential use.	Refused 14-07-06
AL/101/05/	Conversion and extension of outbuilding to ancillary residential use	Refused 22-11-05

Site history noted.

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Aldingbourne Parish Council

No objection SUBJECT TO a restriction that the dwelling is to be used by the applicant's family members only (and restriction to remain in place in event applicant sells the property), and no use for commercial or holiday lets to be permitted.

1 letter of objection:

- Red line boundary on location/site plan incorporates part of my title/ownership. No notice served.
- Seek clarity on if this is an application for additional separate dwelling or ancillary to the main house.
- Plans show a building (that is curtilage listed) that would have to be demolished to allow for the new carport. Question whether Council's Conservation and Listed Building Officer has been consulted.
- Plans do not show vehicular access to proposed car port.
- Trees and scrubs will have to be removed.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

- Given that no condition is to be applied restricting the use of the 1 bed dwelling as ancillary to the main dwelling, and essentially the Parish Council objects without such a restriction, the application must be decided at Committee.
- An amended location/site plan has been provided showing the vehicular access off Old Dairy Lane and through the existing double gates to the site.
- No significant trees/hedges will need to be removed as a result of the proposals for the new building.

## CONSULTATIONS

Engineering Services Manager  
 Engineers (Drainage)  
 Conservation Officer

### CONSULTATION RESPONSES RECEIVED:

#### CONSERVATION OFFICER:

No objection. The application is considered to not cause harm to the significance of the heritage assets or its/their setting. Recommend condition to secure details of the garden boundary, hard landscaping, and new joinery and their treatments.

#### DRAINAGE ENGINEER:

No objection subject to condition. The application is in the Lidsey Treatment Catchment. Surface water drainage design should be carefully considered. Infiltration must be fully investigated.

### COMMENTS ON CONSULTATION RESPONSES:

Comments noted and addressed in Conclusion section.

## POLICY CONTEXT

Designation applicable to site:  
 Outside Built-Up Area  
 Countryside  
 Grade II Listed Building  
 Norton Lane Conservation Area  
 Lidsey Water Treatment Works Catchment Area  
 Minerals Consultation Area

### DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
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
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
QESP1	QE SP1 Quality of the Environment
ECCSP1	ECC SP1 Adapting to Climate Change
ECCSP2	ECC SP2 Energy and climate change mitigation
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk

## WDM3 W DM3 Sustainable Urban Drainage Systems

<a href="#">Aldingbourne Neighbourhood Plan 2016 POLICY EH1</a>	Resist development outside
Aldingbourne Neighbourhood Plan 2016 POLICY EH7	Renewable and Low Carbon Energy
Aldingbourne Neighbourhood Plan 2016 POLICY GA1	Promoting Sustainable movement
Aldingbourne Neighbourhood Plan 2016 POLICY GA3	Parking and new development
Aldingbourne Neighbourhood Plan 2016 POLICY H1	New housing or altering dwellings
	Quality of Design
Aldingbourne Neighbourhood Plan 2016 POLICY H8	Dwellings must have adequate private or shared amenity.
	Outdoor space
Aldingbourne Neighbourhood Plan 2016 POLICY H9	Items to consider e.g. - bin stores
	Attention to detail

**SUPPLEMENTARY POLICY GUIDANCE:**

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 and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The relevant policies of the Aldingbourne Neighbourhood Plan have been considered in the assessment of this application.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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

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

The proposal conflicts with relevant Development Plan policies in that it would result in development in the countryside outside of the defined settlement boundary in conflict with Arun Local Plan policies SD SP2 and C SP1 and Aldingbourne Neighbourhood Plan policy EH1.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background as detailed in the Conclusion

section.

## CONCLUSIONS

### PROPOSAL & PRINCIPLE:

The Development Plan comprises the Arun Local Plan (ALP), the West Sussex Waste and Minerals Plans, and the Aldingbourne Neighbourhood Plan (ANP).

Section 38 (5) states: "If to any extent a policy contained in a Development Plan for an area conflicts with another policy in the Development Plan, the conflict must be resolved in favour of the policy which is contained in the last document". Since the Neighbourhood Plan was made in 2016, and the Local Plan was adopted in 2018, any conflict would be resolved in favour of the latter.

Policy C SP1 (Countryside) of the ALP states that residential development in the countryside outside the BUAB will not be permitted, unless in accordance with policies in the Plan which refer to a specific use or type of development. The proposal does not relate to any of the uses/types of development which justify a countryside location. Policy EH1 of the ANP states that proposals for development outside of the built-up area boundary, that do not accord with development plan policies in respect of the countryside, will be resisted unless it is for essential utility infrastructure, where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.

As the site is outside the BUAB, in the designated Countryside, and the sub-division of the existing property would result in 1 new dwelling, the proposal conflicts with the Development Plan, ALP policies SD SP2 and C SP1 and policy EH1 of the ANP.

### Other Material Considerations:

#### (1) The Council's Current Housing Land Supply

The Council's Authority Monitoring Report (AMR) was considered at the Planning Policy Local Plan Sub-Committee on the 18th June and showed the Council could no longer demonstrate a 5-year Housing Land Supply (HLS) as is required by the NPPF. The 2017/18 AMR showed there was currently a 4.7 year supply. The AMR for 2018/19 which was presented at December 2019's Planning Policy Sub-Committee shows that the HLS was 3.7 years. A recent appeal decision cites the Council as having a 2.9 year supply.

The Council's Action Plan (June 2019) makes a series of recommendations to boost housing delivery. This includes use of the 'presumption in favour of sustainable development' until such time as a 5-year housing land supply is re-established. It recommends applications be invited from landowners and developers on 'deliverable' HELAA sites to re-establish a 5 year HLS.

#### (2) NPPF's Presumption in Favour of Sustainable Development

Paragraph 11 (d) of the NPPF and the application of the 'presumption' for sustainable development is triggered.

ALP Policy SD SP1 states the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work to secure development that contributes to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

Para 14 of the NPPF states that in situations where the 'presumption in favour of sustainable development' applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the Neighbourhood Plan will not significantly and demonstrably outweigh the benefits if four specific criteria apply. In this case, criteria (a) to (d) are not all applicable because the Neighbourhood Plan is more than 2 years old. Therefore, the presumption in favour of sustainable development is unaffected by the Neighbourhood Plan.

The proposal for 1 new dwelling meets the economic objective, in terms of providing a small level of employment for the construction industry undertaking the internal and external works, contributing to Council Tax receipts and local spending. This provides benefit to the local economy and weighs in the schemes' favour. The proposal meets the social objective, making a contribution of 1 new home to the housing supply. CIL receipts could be used to contribute towards infrastructure, providing further benefit to the local community. This social benefit weighs in the schemes' favour.

The site is in a relatively environmentally sustainable location (from a transport perspective) in just over 1km walking or cycling distance to shops, services and facilities in Westergate village, which offers bus routes towards Barnham railway station. Whilst the private car would be required for longer distances, residents would not need to rely on a car to be able to live comfortably at this location.

Para 11(d) of the NPPF states permission should be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole. The addition of this 1 bed dwelling in the countryside, reasonably close to local facilities and services would satisfy the NPPF's definition of sustainable development. The benefits arising from the proposal have been noted above and would not be outweighed by the adverse impact of the permanent residential use in the open countryside. For this reason, the application benefits from the presumption in favour of sustainable development.

#### Conclusion on Matters of Principle:

The principle of development, in the countryside outside the BUAB, is contrary to policies in the Development Plan. Due to the Council's lack of housing land supply, the NPPF 'presumption in favour of sustainable development' is engaged. There are no adverse impacts (as set out in the sections below) which would significantly and demonstrably outweigh the benefits of the proposal.

#### VISUAL AMENITY & CHARACTER:

Policy D SP1 of the ALP states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of form and design quality, including; character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees and crime prevention. ALP policy D DM4 sets out the policy with regard to alterations and extensions to existing buildings. This includes that extensions and alterations appear visually subservient to the main building and sympathetically relate to and are visually integrated with the existing building in terms of siting, scale, form, massing, design and materials. It also requires that the extension or alteration does not compromise the established spatial character and pattern of the place but is instead a positive addition. Policy H1 of the ANP requires that proposals for extending or altering existing dwellings should be of a high quality design that reflects the local character and reinforces local distinctiveness.

The proposal involves the sub-division of a property and the conversion of an existing extension into a separate 1 bed dwelling. There would be few external alterations required to facilitate the conversion to a separate dwelling. To the east elevation, a window would be replaced with a new entrance door and an entrance porch would be constructed to provide access from the courtyard of the main house. To the west elevation, a window would be replaced by a pair of French doors. The north and south elevations



would remain unchanged. A detached oak framed 4 bay car port, roofed in hand made tiles to match the existing adjacent building with larch feather edge weatherboarding is proposed.

External alterations to the extension are only readily visible from in the boundary of the site, given the extensions location in the plot and boundary treatments. External alterations would be minor, would sympathetically relate to the existing building and would maintain the appearance of the building and area. The detached oak-framed garage would be set away from the road frontage, and only partially visible from Old Dairy Lane, and replace outbuildings (greenhouse and log cabin). It would be set away from the listed building and is of an appropriate scale, design and materials to a rural setting.

The proposals maintain the appearance of the existing building, reflects the character of the area, and would maintain the intrinsic character and beauty of the countryside and landscape.

#### HERITAGE ASSETS:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Section 72(1) of the same Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Local Plan policy HER SP1 advises that designated heritage assets, including listed buildings and Conservation Areas (and their settings), will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM1 requires proposals affecting statutorily listed buildings to protect, and where possible enhance, the setting of the building. Policy HER DM3 requires that proposals preserve or enhance the character and appearance of Conservation Areas.

Paras 189-196 of the NPPF sets out requirements for development affecting designated heritage assets (listed buildings and Conservation Areas) and their settings, including the need for applicants to describe the significance of any heritage assets (and setting) affected, the LPA to consider the impact of the proposal on the significance of heritage assets and take into account other factors, that great weight should be given to an assets conservation, that any harm or loss of significance requires clear and convincing justification, and where 'less than substantial' harm would be caused this should be weighed against the public benefits.

Norton Farm House is Grade II listed. The Conservation Officer has raised no objection to the proposals, subject to conditions.

The subdivision of the extension and associated alterations affects a late C.20 extension which is located to the side of the main listed building. It is noted that the interior of the extension will not significantly alter and in any case it would be affecting modern fabric only. Externally, a window would be replaced with a new entrance door and a new entrance porch would be constructed to provide access from the south courtyard and a window would be replaced by a pair of French doors on the west elevation. Such alterations will affect the modern fabric only and not harm any historic fabric, and their success will depend upon the quality of construction and appearance.

The car port is generally acceptable in scale, form, design and materials and would have a traditional appearance. The use of hand-made tiles for the roof to match the listed building and the use of oak-framing and larch feather edge weatherboarding and barn-like appearance would be suitable in the

grounds of the listed building and in a rural setting. The removal of the outbuildings to facilitate the car port is acceptable in heritage terms, due to the temporary nature and age of these structures and that they do not contribute to the significance of the heritage asset.

The alterations are minor and sympathetic and maintain the character and appearance of the Conservation Area.

The proposals, subject to conditions, would not result in harm to the significance of the heritage assets or their setting. The proposals would accord with the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990, and ALP policies HER SP1, HER DM1 and HER DM3.

#### RESIDENTIAL AMENITY:

Policy D DM1 of the Local Plan states development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. QE SP1 states the Council requires development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity. Policies QE DM1, DM2 and DM3 are concerned with noise, light and air pollution. The Arun District Council Design SPD provides detailed guidance for development, including with regard to matters of amenity. Para 127 (f) of the NPPF states development should have a high standard of amenity for existing and future users.

External alterations to the extension do not result in an impact on neighbouring outlook and light levels nor increased overlooking to neighbouring properties or compromise the privacy of the applicants property, given the existence of these openings and their orientation, boundary treatments and separation distances to nearest properties.

There would not be a significant increase in activity or general noise and disturbance as a result of the creation of this additional dwelling, it would continue in residential use, its openings and access face would inwards into the site away from neighbours and is screened by existing boundary treatments.

The 4-bay garage building would be sited at the side/rear of the main farm house just inside the boundary, adjacent to Old Dairy Lane. It would be approx. 16m from the nearest neighbouring property. Due to its single storey scale and lack of openings on the southern boundary, it would not result in any harm to the outlook, light or privacy of neighbouring occupants including at the applicants property.

#### QUALITY OF ACCOMMODATION:

Policy D DM2 of the ALP states that internal spaces should be of an appropriate size and that the national Technical Housing Standards provide guidance. National guidance advises that a 1 storey 1 Bed 2 Person house the minimum Gross Internal Area is 60sqm. The plans indicate the property has a GIA (not including car port) around 115sqm. This exceeds minimum internal space standards complies with policy D DM2. The accommodation is well laid out and provides built-in storage and a good quality of outlook and light levels to future occupants.

There are no specific policies in the ALP or adopted guidance with regard external spaces. Policy H8 of the ANP states new dwellings must include an outdoor amenity space of adequate size and quality, either as a private garden or shared amenity area. Para H.04 of the emerging Arun Design Guide SPD advises that outdoor amenity spaces should be of an appropriate size and shape and be usable and enjoyable. It states rear gardens should have a minimum depth of 10.5m and buildings should be set back by 2m from the plot boundary to mark defensible space.



The unit would enjoy shared use of the large grassed outdoor amenity space to the rear of Norton Farm House complying with ALP policy H8 and emerging ADC Design Guide.

## HIGHWAYS & PARKING

Para 108 of the NPPF states in assessing specific applications for development it should be ensured that (b) safe and suitable access to the site can be achieved for all users. Regard should be had to para 109 of the NPPF which states: "Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe". Policy T SP1 of the ALP supports development which incorporates appropriate levels of parking in line with WSCC guidance on parking provision. Arun District Council adopted its own Parking Standards SPD (Jan 2020). Policy GA3 of the ANP requires that proposals must include adequate parking consistent with the standards set out at the time. Para 106 of the NPPF refers to maximum parking standards for residential and non-residential development. Policy T SP1 and T DM1 support the inclusion of sustainable modes of transport. Policy GA1 of the ANP seeks to promote sustainable modes of transport.

The site plan shows the vehicular access would be off Old Dairy Lane and through existing double gates in the south boundary. Given it would be off an existing access road and through an existing access point, the access is suitable and safe would not have a severe impact on the operation of the highway and highways safety.

The ADC Parking SPD requires a minimum of 2 car parking spaces for a 1 bed property in this location (Parking Behaviour Zone 2), and 1 cycle parking space on site. The plans include a new 4-bay detached garage which is sufficient for the proposed 1 bed unit. There exists a large driveway and garage serving the main farm house. The plans do not indicate cycle parking, however, undercover and secure cycle parking could be included in the garage or workshop/store. Electric Vehicle charging points at a rate of 1 charging point per house with a garage or parking space should be provided. Conditions will be applied to secure the on-site car parking spaces, cycle parking and EVCP. There are walking/cycling routes in the vicinity and bus routes from Westergate to Barnham railway station.

Subject to conditions, the proposals has an acceptable impact on parking, highways and transport, in accordance with the NPPF, policies T SP1 and T DM1 of the ALP, and policies GA3 and GA1 of the ANP.

## FLOODING/DRAINAGE:

ALP policy W DM2 sets out the requirements for development in areas at risk of flooding, including; the need for the sequential test, an FRA, adaptation and mitigation measures, flood warning and evacuation plans and site drainage plans. ALP policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. These features may include green roofs, permeable driveways, soakaways, water harvesting such as water butts. Policy EH5 of the ANP requires that new development would not give rise to overall level of flood risk in the area, and makes provision for appropriate surface water and foul water drainage requirements arising from the development.

The site is in Flood Zone 1 (low risk of flooding). No FRA or flood mitigation measures are required in this regard. The site is in the Lidsey Water Treatment Catchment Area where foul and surface water drainage needs to be carefully considered as per policy W DM1. The site already connects to an existing drainage system and the proposal is for conversion of the existing with no change to the foul drainage.

The Drainage Engineer raised no objection subject to a condition.

With regard to foul water drainage, given the building is in residential use it is considered likely foul water would be disposed of via the existing connection to the public sewer. An informative will be added reminding the applicants of their responsibility to gain formal consent from Southern Water for any new connection to the public sewer.

As the only new building is the car port it is not considered necessary to impose the suggested condition. The application has an acceptable impact on drainage and would not increase the risk of flooding, in accordance with the NPPF, ALP policies W DM2 and W DM3 and policy EH5 of the ANP.

**SUMMARY:**

The provision of a new home in the conflicts with policies in the Development Plan. Given the Council's 5 year Housing Land Supply position the 'presumption in favour of sustainable development' is triggered under paragraph 11(d) of the NPPF. Para 11(d)(ii) of the NPPF makes clear that permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'. The development has been assessed against the Framework taken as a whole and it has been demonstrated there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.

**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 (dependant 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:

- Location Plan and Block Plan (11913.01), received 30/06/2020
- Ground Floor Plan Existing & Proposed (11913.02), received 07/07/2020
- Roof Plan (11913.03), received 27/04/2020
- Existing and Proposed Elevations (11913.04), received 07/07/2020

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the NPPF, policies of the Arun Local Plan and the Aldingbourne Neighbourhood Plan.

- 3 Prior to commencement of development, detailed drawings at an appropriate scale (e.g. 1:10 or 1:50) of the joinery and treatment of the new doors, windows, entrance porch and garage building must be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the details thereby approved.

Reason: To protect the significance of the listed building and preserve the character and appearance of the Conservation Area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure the details of the alterations and new garage building would be appropriate prior to construction works.

- 4 No commencement of development shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls 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 the setting of the Listed Building in accordance with the NPPF and policies D DM1, D SP1, HER SP1, HER DM1 and HER DM3 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure the materials and finishes would be appropriate prior to construction works.

- 5 Prior to construction of the garage building hereby approved, a site plan showing details of the hard landscaping to serve the new garage showing the extent and proposed materials must be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the details thereby approved.

Reason: To protect the significance and setting of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and policies HER SP1 and HER DM1 of the Arun Local Plan.

- 6 Prior to the installation of any new boundary treatment/s for the new dwelling, detailed drawings at an appropriate scale (e.g. 1:10 or 1:50) and showing the proposed materials and finishes must be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in strict accordance with the details thereby approved.

Reason: To protect the significance and setting of the listed building in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and policies HER SP1 and HER DM1 of the Arun Local Plan.

- 7 At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable in the form of an Energy Statement of how this is to be achieved (including details of physical works on site, sustainable construction methods, energy conservation and energy efficiency measures and renewable energy sources), shall be submitted to and approved in writing by the Local Planning Authority before any development above damp proof course (DPC) level begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy, reduce energy use, and ensure the development is sustainable, in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

- 8 No part of the development shall be first occupied until a minimum of 1 covered and secure cycle parking space has been provided on in the existing workshop/store or new garage building. The cycle space/s shall thereafter be permanently retained in good working condition.

Reason: To provide alternative travel options to the use of the car, in accordance with policies T SP1 and T DM1 of the Arun Local Plan and policy GA1 of the Aldingbourne Neighbourhood Plan.

- 9 No part of the development shall first be occupied, until the provision of facilities to enable the charging of electric vehicles has been installed (within the new garage building). The charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

- 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 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.

- 11 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk). Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

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](#).

**AL/34/20/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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