

PLANNING APPLICATION REPORT

REF NO: R/227/20/PL

LOCATION: Laundry
38 Oakhurst Gardens
Rustington
Littlehampton

PROPOSAL: Demolition of existing laundry building, lean to & shed, construction of a ground & first storey accommodation building housing 3 No. sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>The proposal includes demolition of the existing laundry building, lean to & shed and the construction of a 2 storey building comprising 3 No. one bedroom sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping.</p> <p>2 additional parking spaces and 4 cycle spaces are included in the proposal. The site measures approximately 23 metres long by 21 metres wide (at its widest point).</p> <p>The existing buildings to be demolished are the laundry building for the sheltered housing site and finance office and associated clothes drying area. Existing storage shed provides a scooter store for residents on the sheltered housing site.</p> <p>The applicant wishes to upgrade the site and increase their accommodation provision on the site to meet the high demands for sheltered housing by utilising under used areas. There is an urgent need for more sheltered housing units in addition to the existing 87 sheltered housing units already provided on the site. The current current waiting list has people waiting, on average, five years. Sheltered housing provides people with independent living with the reassurance that they can call for help 24 hours a day if they have urgent health or maintenance concerns.</p>
SITE AREA	320 sqm
RESIDENTIAL DEVELOPMENT DENSITY	93 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.

BOUNDARY TREATMENT	Close boarded fencing runs around most of the site perimeter.
SITE CHARACTERISTICS	<p>The site is located adjacent to the western boundary of Oakhurst Gardens.</p> <p>To the west lie the rear gardens of terraced houses in Guildford Road.</p> <p>To the north, east and south are the flats and bungalows comprising Oakhurst Gardens.</p> <p>Rustington Hall Care Home adjoins the south-east corner of Oakhurst Gardens.</p> <p>Oakhurst Gardens is a sheltered housing development managed by Littlehampton and Rustington Housing Society Ltd. It provides flats and bungalows for rent and is linked to Rustington Hall Care Home. The site has a laundry, hairdressing salon, guest facilities and open plan gardens laid mainly to lawn.</p>
CHARACTER OF LOCALITY	The site is located at the end of a residential cul-de-sac which comprises a mixture of mostly two- storey detached, semi-detached and terraced dwellinghouses.

RELEVANT SITE HISTORY

R/85/63	Aged Persons Bungalows Flats Wardens House And Laundry	Approve 24-06-63
---------	--	---------------------

REPRESENTATIONS

Rustington Parish Council - Objection:

(a) The proposal, by reason of its specific location, height, mass and design, would present an over-bearing and unsympathetic appearance which would have an adverse effect on the visual amenities of the occupiers of Nos. 34 and 36 Guildford Road, and would be severely detrimental to their quiet enjoyment, particularly given its close proximity to the boundaries of these properties.

(b) The proposal is in conflict with the Rustington Neighbourhood Plan Policy 2: Housing, which states that development should not detrimentally impact on surrounding properties.

- 6 Objections:
- Any increase in building would deteriorate the view from the gardens and the pleasure of sitting in the garden observing wildlife.
 - The proposed development is to replace an existing wooden shed with a permanent brick structure. This shed is very close to the property boundary. In all other cases on the site, permanent brick structures are located a reasonable distance from the property boundary (at least two - three metres).
 - This proposal would establish a precedent.
 - Insufficient parking.
 - Adverse impact of construction works and traffic.

- Adjacent dwelling to west will feel like a prison.
- Due to close proximity light will be cut out from both the front and the back of neighbouring property as the new building is 2 storey.
- Dispute the measurements in the planned proposal. The 2 storey apartments will be only 14 metres from our extension and will be overbearing. We calculate that the southern side of the new build will extend 4 metres past our northern boundary fence with no.36 Guildford Rd.
- This is having a detrimental effect on our mental health and wellbeing.
- Concerned about air quality and the noise from washing machines and tumble driers.
- Request site visit to assess impact from garden. Plans don't show extension.

COMMENTS ON REPRESENTATIONS RECEIVED:

The issues raised are discussed in the conclusions section of the report.

Policy 2 of the RNP is a design policy which seeks that development proposals 'reflect the architectural and historic character and scale of the surrounding buildings and landscape.' It does not specify that development should not have an unneighbourly impact on neighbouring residents.

In response to queries raised over plans and proximity to neighbouring properties the agent has now provided updated plans dimensioning the proposed development in relation to the adjacent dwellings and extensions.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection. Condition requested.

Environmental Health - No Objection. Conditions requested. Those relating to working hours and construction management have been imposed, but that on noise emission between residential units is covered by other legislation, such as building regulations and has therefore not been included in the recommendation.

County Highways - No Objection subject to conditions. Arun parking standards require 2 spaces per 1 bed dwelling a total demand of 6 spaces. As a result, this proposal is short by 4 spaces.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

The red edge of the application site has been extended to incorporate a larger site area to accord with the request made by Engineers. They have been reconsulted and confirmation is awaited.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

SDSP2	SD SP2 Built-up Area Boundary
QESP1	QE SP1 Quality of the Environment

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
HDM2	H DM2 Independent living and care homes
ENVDM5	ENV DM5 Development and biodiversity
SDSP1	SD SP1 Sustainable Development
ECCSP2	ECC SP2 Energy and climate change mitigation
WDM3	W DM3 Sustainable Urban Drainage Systems

[Rustington Neighbourhood Plan 2014 Policy 2](#) Housing Design

Rustington Neighbourhood Plan 2014 Policy 4 Sustainable Drainage

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD3	Parking Standards
------	-------------------

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 Neighbourhood 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."

Section 70(2) of the Town and Country Planning Act 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, and 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.

The proposal is considered to comply with relevant Development Plan policies in that there would be no materially adverse impact on residential or visual amenity or the character of the area. However, the under provision of off street car parking means that the proposal does not comply with policy T SP1 of

the Arun Local Plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to be weighed in the balance with the Development Plan. The car parking present is likely to satisfactorily cater for parking demand given the expected comings and goings of vehicles into the site.

CONCLUSIONS

PRINCIPLE

Policy H DM2 of the Arun Local Plan deals with independent living and care homes. It states:

"New and extended independent living and care homes will be permitted where applications can demonstrate the following and where the proposal is consistent with all other Local Plan policies:

- a. The scheme is located within the Built Up Area Boundary if it is a new facility.
- b. The scheme shall be easily accessible either by foot or public transport, to community and social facilities e.g. shops, post offices, healthcare, community facilities.
- c. The design of the scheme shall be such that it can be easily adapted to the varying needs of the users of the scheme.
- d. The design and scale of the scheme shall be appropriate to the local context.
- e. Amenity space shall be provided.
- f. Overall, the scheme should be located where it would support and encourage the continuation of a healthy, active lifestyle".

Given the location of the proposed development within an existing sheltered housing complex, its proximity to bus stops (on Station Road, immediately in front of Rustington Hall Care Home) and community facilities in the centre of Rustington (just under 1km to south-west), it is considered that criteria a, b and f of Policy H DM2 are met. The proposed development has also been designed specifically to meet the needs of the people who will use and occupy the scheme, thus fulfilling criterion c. Criteria d and e are considered below.

In principle, the location of the proposed development within the built-up area and its intended use are considered to be acceptable.

DESIGN AND VISUAL AMENITY

Policy D SP1 of the Arun Local Plan requires all development 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.

Policy 2 of the Rustington Neighbourhood Plan requires new development to reflect the architectural and historic character and scale of the surrounding buildings and landscape and to comply with Arun's adopted parking standards.

In place of the demolished buildings, it is proposed to construct a single and two-storey building with a pitched roof which is gabled at one end. The proposed 2 storey accommodation building has been designed using a similar material palette to other buildings within Oakhurst Gardens. The materials include handmade bricks with detailing to the window openings and entrances which makes a positive contribution to the character of the development as a whole. The proposed elevational treatments include powder coated aluminium doors and windows with fine grain precast concrete/stone sills and

lintels. Each dwelling has a separate entrance and plant beds and window boxes are incorporated to encourage a sense of ownership for each unit.

New fencing and planting on the boundary will help to screen and soften the new building from the neighbouring houses on Guildford Road.

The laundry has been intentionally designed in a more modern style. The recently adopted Arun Design Guide allows for contemporary design to add subtle variation, whilst ensuring that the materials and details used are complementary to the surrounding area. This proposal forms part of a site wide upgrade strategy and a desire for the new communal buildings to sensitively modernise the site as a whole.

The replacement laundry is single storey and would not be readily visible within the site or from outside. Areas of external seating and covered space have been designed to allow and promote social interaction between residents throughout the seasons.

The laundry is proposed to have a brick external finish and zinc roof tiles. The timber roof is revealed on the underside of the sheltered overhang. Perforated brick walls partially shield the drying area for privacy whilst still allowing natural daylight and views through enabling passive surveillance.

The Arun Design Guide part P refers to 'Infill Development' and suggests that development should respond positively to the character, appearance and layout of surrounding buildings to provide high quality infill development which enhances amenity for surrounding and new residents.

The guidance states that in most cases, new schemes should emulate the established pattern of building height, scale, plot width, boundary treatment and building line along the edge of the plot, and continue the rhythm of the street by repeating key elements such as windows, doors and walls.

The Guide recognises that infill schemes present a valuable opportunity to increase the efficiency of land use in existing urban and rural areas and provide new housing, but this should not lead to overdevelopment or building on communal open spaces, where this would lead to an unacceptable loss of outdoor amenity space, access or drainage facilities. Development must also avoid adverse impacts on the privacy, noise pollution and overshadowing of existing or proposed dwellings. Infill development should provide sufficient access to new dwellings and incorporate appropriate car and cycle parking as per the Arun District Parking Standards including space standards and inclusive design. These issues are discussed below.

This proposal retains space around the buildings in keeping with the character and complements the appearance of the development as a whole by respecting the scale of existing buildings and contributes to a sense of cohesion and unity.

Given the above the design of the proposed extensions are considered to be acceptable and to comply with policy D DM1 and DSP1 of Arun Local Plan.

RESIDENTIAL AMENITY

Policy QE SP1 requires all development to contribute positively to the quality of the environment and to ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

Policy D DM1 (3) of Arun Local Plan requires development to have minimal impact upon the users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

The proposed 2 storey accommodation building would measure approximately 6.3m to the ridge and 4.6m to the eaves. It is located approximately 3 metres closer to the rear boundary of Guildford Road properties than the existing building and would be approximately 3 metres from the boundary with numbers 34 and 36 Guildford Road. This distance is a concern.

However, to address the adverse impact on the neighbouring dwellings in Guildford Road the application has been amended to include a hipped roof, instead of a gable, on the west elevation and the ridge height has been reduced by 200mm. This has reduced to acceptable levels the visual impact and overbearing impact on the garden areas to the neighbours in Guildford Road.

This proposal has a distance of 16m from the rear elevation of the original dwelling houses in Guildford Road, 13m from the ground floor extension and the accommodation block. The generally accepted 14m distance between side and rear of properties as detailed in Arun Design Guide principally relates to new build spacing, but is useful as a general spacing guide and demonstrates that the distances provided accord with those generally expected.

The properties in Guildford Road enjoy an existing standard of amenity and the proposals will clearly adversely impact upon that. However, the agent has provided additional information to clarify the back to back distances between properties is in accordance with the 25 degree rule and the Design Guide which states back-to-back distances should be informed by the 25 Degree Rule to ensure proper provision of sunlight and daylight. Bearing in mind the distances provided and the compliance with the 25 degree rule whilst there will be impacts on these properties they are not sufficiently adverse to justify a refusal.

The proposed building would accommodate 3 No. one-bedroom flats. There would be no windows serving habitable rooms in the west elevation of the proposed building, facing the rear elevation of houses in Guildford Road at first floor level.

However, such windows would be present in the north and south elevations, which would face a block of four flats (Nos. 31-37 Oakhurst Gardens). The distance between the proposed building and these flats would be approximately 16m. This is a similar distance to that between the blocks housing Nos. 2-8 and 18-24 Oakhurst Gardens, although it is not known whether the layout of those flats includes windows that serve habitable rooms directly opposite each other. Nevertheless, it is considered that the proposed building would alter the outlook for the occupiers of Nos. 31-37 Oakhurst Gardens but not to a level that would warrant refusal of the application.

Given the east-west orientation of the proposed building, its location and proximity to the block of flats to the north, analysis of loss of sunlight, daylight and outlook from windows serving habitable rooms in the east elevation of Nos. 47 to 53 Oakhurst Gardens is necessary. The submitted plans demonstrate that existing accommodation building to the north (47-53) has a dual aspect living space/dining space in both apartments at ground and first floor. By pulling the proposed residential volume back at first floor to align with the east elevation of the apartments to the north, overshadowing has been reduced. The overshadowing to the east is unchanged from the current situation. Some overshadowing is caused to the west side of the flats to the north but on balance as this is a dual aspect room direct sunlight is still maintained through one of the windows lighting the space affected.

In addition it is proposed to erect a single storey building adjacent to the western boundary of the site, within an existing drying area enclosed by walls. The proposed building would have a maximum height of 3.9m and eaves height of 2.4m. The walls would feature brick and the roof would be clad with zinc. There would be no windows in the west elevation facing the rear private garden of No. 34 Guildford Road and the shared garden of Nos. 26-32 Guildford Road.

The laundry building has been shortened in length and reduced in height following earlier discussions to allow better outlook from the gardens of the neighbouring houses and more natural light to the proposed ground floor flats. Outlook from no. 31 and 33 remains within the guidance as set out in the Arun Design Guide. A back to side separation distance of 14m between habitable rooms and the side gable is referred to in the design guide. This proposal has a distance of 11m from the rear elevation of the original dwelling houses in Guildford Road and the laundry building. These distances are considered acceptable in terms of material harm to residential amenity.

The proposed development is considered to be compliant with policies QE SP1 and D DM1(3) of the Arun Local Plan.

Paragraph 13.3.5 of the Arun Local Plan requires development proposals to include adequate provision of private external space, in accordance with the Arun Design Guide.

It is noted that the proposed development would mean a small reduction in the area of the garden due to the larger footprint of the proposed building but each sheltered housing building is surrounded by shared green space. Buildings that border the site boundary inherently provide a more separate private garden space by each dwelling although there are no fences or boundaries allocating space to each resident as all gardens are intended to be shared.

At the centre of the site is a new sensory garden which provides a focal point to be used by all residents and an improved outlook from the surrounding dwellings. Front gardens to the bungalows and the accommodation buildings to the south are well looked after and provide additional space for residents to establish sense of ownership and shared community on the site.

Policy D DM2 of the Arun Local Plan requires internal spaces to be an appropriate size to meet the requirements of all occupants and their changing needs. It adds that Nationally Described Space Standards will provide guidance.

The proposed internal layouts/room sizes of the flats comply with the National Space Technical housing standards.

CAR PARKING

Policy T SP1 of the Arun Local Plan requires development to provide safe access on to the highway network, to create safe and secure layouts for traffic, cyclists and pedestrians and to incorporate appropriate levels of parking in line with Arun's parking standards taking into consideration the impact of the development upon on-street parking.

Vehicle access to the site is via Oakhurst Gardens and is restricted to a single lane road leading to a car park currently with 8 spaces for use by residents. There are 50 parking spaces across the Oakhurst Gardens site for use by the residents of the assisted living with a total of 87 residents on the site. The agents have submitted evidence to demonstrate that the existing/proposed level of parking can sufficiently cater for the extra parking demand expected from this proposal.

Arun parking standards in relation to C2 uses state that such proposals will be considered on a case by case basis. There are 27 spaces located off Station Road to be used mainly by staff and visitors to the Rustington Hall care home. The existing parking area is being reconfigured to provide an additional 2 parking spaces.

This proposal only relates to part of a much larger development. Parking analysis at the site demonstrates that the number of sheltered housing residents who own a car is currently 26 out of 87, the number of residents currently needing daily care assistance is 3 residents and the number of staff

needing parking daily is no more than 5 (staff are encouraged to use parking on the Station Road entrance) and therefore the number of spaces remaining for visitors is 16-21 spaces. It would therefore not be anticipated that any overspill parking will take place or impact upon the public highway. There is currently enough spare capacity within the wider sheltered housing complex to accommodate the additional parking and 2 additional spaces are being provided.

Further, if the existing residents of the wider sheltered housing complex generate parking demand of 26 vehicles from 87 residents a representative parking demand of 0.3 spaces per resident will be generated. For 3 x 1 bed flats that could theoretically provide accommodation for 2 people per flat could create a parking demand of 1.8 spaces which is in line with the additional spaces provided as part of the proposal. Therefore a demand of 2 spaces seems to be a realistic site specific demand. While there will also be a need for staff / visitor parking this type of parking would not be permanent and could be provided by the spare capacity that the applicant has outlined.

Electric Vehicle Charging Points Minimum Requirements, requires 20% of new spaces to provide active EV charging points and recommends 1 cycle space per 1 bed flat. Sheffield cycle stands are proposed in the area to the north of the accommodation building for use by the residents of the sheltered housing providing 4 cycle spaces. The agent has agreed to provide an electric vehicle charging point and this is conditioned and would be in accordance with Parking Standards SPD and meet the policy requirements.

Whilst the proposal conflicts with policy TSP1 of Arun Local Plan in so far as the provision of off street car parking is concerned, this deficiency is acceptable for the reasons given above.

ENERGY EFFICIENCY

Policy ECC SP2 requires all new residential development to be energy efficient and to demonstrate that energy efficiency measures are included together with renewable and low carbon energy supply systems.

The development will provide a significant improvement to the energy performance of the existing buildings on the site. They will be designed to meet as a minimum, the current thermal requirements and energy efficiency criteria. The new purpose built laundry building including new machines will run much more efficiently than the current laundry.

Solar panels are proposed to be incorporated into the south side of the new accommodation roof which will provide renewable energy for the new flats. Low embodied carbon materials have been selected to reduce the environmental impact of the proposals where appropriate, most notably within the Laundry building and its interior.

The proposal would therefore accord with policy ECC SP2 of Arun Local Plan.

BIODIVERSITY

Policy ENV DM5 (Development and biodiversity) of Arun Local Plan requires developments to seek to achieve a net gain in biodiversity and incorporate a range of ecological enhancements.

The Supplementary Planning Statement refers to a significant increase of approximately 33m² of planted and landscaped area being introduced to encourage and promote biodiversity in this area of the site. Bird boxes will be installed along the boundary within the taller planting to provide habitats for local species and provision is conditioned.

The Councils ecologist has been consulted to confirm that this is sufficient for compliance with policy ENV DM5.

CONCLUSION

The application has been re-advertised following receipt of amended plans and the advertising period now expires on 11-03-2021. Therefore it is requested that the decision on this application is delegated to the Group Head of Planning in consultation with the Chairman and Vice Chairman of Committee.

The proposed development would be acceptable in terms of residential and visual amenity and accords with policy. It is therefore recommended for approval subject to the following conditions

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 not CIL Liable. The site is in CIL Zone 5 (Zero Rated) as sheltered housing.

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 010-X-10-01 P3

Neighbouring proximities 010-P-30- 03 P2

Neighbouring Proximities First Floor 010-P-20-04 P1
Neighbouring Proximities and views 01-P-60-01 P2
Proposed East and West Elevations 010-P-40-02 P2
Proposed Ground Floor Plan 010-p-20-01 P2
Proposed Block Plan 010-x-10-02 P3
Proposed North and South Elevations 010-P-40-01 P2
Section BB Laundry 010-P-30-02 P1
Section AA Accommodation 010-P-30-01-P2
Proposed Roof Plan 010-P20-03- P2
Proposed First Floor Plan 010-P-20-02-P2
Proposed Laundry Elevations 010-P-40-03 P2

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 demolition/construction 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 noisy work on Sunday or Bank/Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of Arun Local Plan.

- 4 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- measures to control the emission of dust and dirt during construction.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan.

- 5 Prior to the occupation of the development hereby permitted 1 electric charging vehicle point shall be provided in accordance with details to be submitted and approved by the Local Planning Authority and the point shall be retained as such in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To provide for the car parking demands created by the development in accordance with policy T SP1 of the Arun Local Plan and paragraph 110 of the National Planning Policy Framework.

- 6 Prior to use of the laundry building precise details of vibration of the equipment and any associated ducting from outlets for dryers, etc shall be submitted and approved by the Local Planning Authority and the development shall proceed in accordance with details so approved.

Reason: In the interests of adjoining residential amenity in accordance with policy QE SP1 of Arun Local Plan.

- 7 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 use in accordance with policy TSP1 of Arun Local Plan.

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

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies in accordance with policy TSP1 of Arun Local Plan.

- 9 No development above damp proof course shall take place until details of the following wildlife habitats and enhancements have been submitted to and approved by the Local Planning Authority:

- Bird boxes along the boundary and/ or trees
- Two hedgehog nesting boxes
- Incorporation of gaps at the bottom of the fences to allow movement of small mammals across the site.

The boxes/gaps so approved shall be provided prior to occupation of the dwelling and retained in perpetuity.

Reason: In the interests of protected species in accordance with policy ENV DM5 of Arun Local Plan.

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

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

- 11 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a

pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 12 No development above damp proof course (DPC) level shall take place until details of replacement fencing along the western boundary have been submitted to and approved by the Local Planning Authority and no buildings shall be occupied until such fencing has been erected.

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

- 13 **INFORMATIVE:** Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

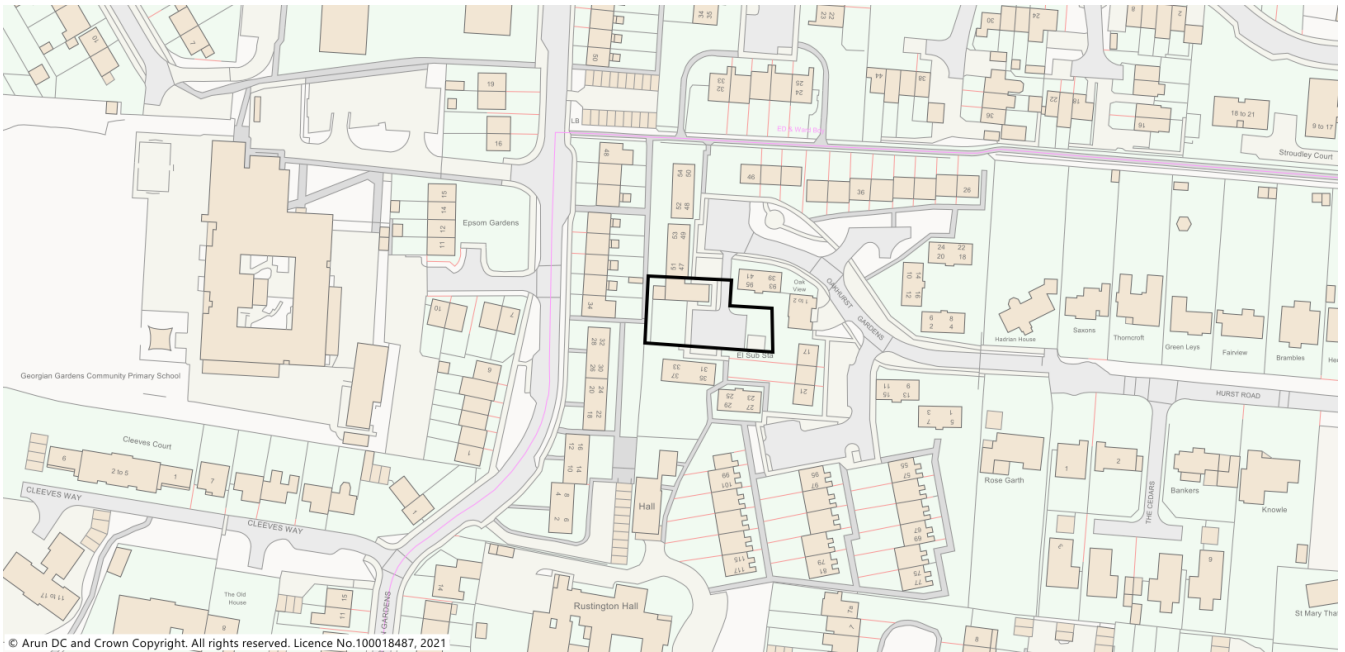
Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 14 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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)

R/227/20/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



© Arun DC and Crown Copyright. All rights reserved. Licence No.100018487, 2021

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