

PLANNING APPLICATION REPORT

REF NO: AL/50/21/PL

LOCATION: L'Apache
Westergate Street
Woodgate
PO20 3SQ

PROPOSAL: Variation following grant of AL/103/18/PL to amend Condition No 2 approved plans
- to change the design & layout of approved 2 No. dwellings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This is a Section 73 application to vary Condition 2 imposed on AL/103/18/PL for the development of 2 houses. Condition 2 comprises a list of the approved plans. This application proposes amendments to the design, appearance and layout of the 2 houses.
SITE AREA	0.34 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	15 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Boundaries consist of 1.8m high close boarded fencing to the west and north and post and wire/two bar ranch fencing to the south and east.
SITE CHARACTERISTICS	The site comprises a detached, pitched roof brick bungalow with concrete roof tiles with a conservatory at the south end, which is set in a large plot and with several outbuildings and a static caravan. There is a small palm tree in the site and then a row of mature trees just beyond the north boundary. There is a double garage and off-street parking for up to 6 cars. The site is accessed by a private access which is subject to a speed limit of 30 mph, and the private access road has a junction with the A29 (Lidsey Road) to the west.
CHARACTER OF LOCALITY	The site lies on the edge of the settlement of Westergate with open agricultural fields to the immediate east and a railway line to the south. The closest neighbouring property is Caigers Lodge to the west, which is a bungalow, with a large car port structure on the boundary towards the front and a large garage behind. The rear garden of Caigers Lodge wraps around the northern boundary of the site and there is a barn building within this land.

RELEVANT SITE HISTORY

AL/103/18/PL	Erection of 2 No. dwellings & alterations to existing dwelling.	ApproveConditionally 07-02-19
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REPRESENTATIONS

ALDINGBOURNE PARISH COUNCIL: Object.

- The proposal constitutes over-development of the site.
- The proposed development is in close proximity to the Biodiversity Corridor.

COMMENTS ON REPRESENTATIONS RECEIVED:

All planning related comments are noted and covered in the Conclusions section of this report.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

LOCAL HIGHWAY AUTHORITY:

No objection. A minimum of 3 parking spaces will be required per dwelling. There is sufficient space within the turning area for vehicles to turn on site and exit in a forward gear.

WSCC FIRE & RESCUE SERVICE

No objection. Provision should be made for a fire hydrant.

SOUTHERN WATER:

No objection.

ADC DRAINAGE:

No objection. No discharge of condition (DOC) applications have submitted relating to AL/103/18/PL. It is stated on page 5 of the Design and Access statement that, "all other matters and reports such as ecology, drainage, trees and landscaping remain unchanged as per the original approval." This would not be the case, as the impermeable area of the development is increasing, which would alter the surface water drainage design; and soakaways or attenuation features would need to be larger; this should be covered in a DOC application.

ADC HOUSING:

No consultation response was submitted.

NATURAL ENGLAND:

No comment to make on the variation of condition 2.

ADC ECOLOGY:

No consultation response was submitted.

ADC ENVIRONMENTAL HEALTH:

No consultation response was submitted.

ADC GREENSPACE:

No objection.

COMMENTS ON CONSULTATION RESPONSES:

All planning related comments are noted and covered in the Conclusions section of this report.

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary (BUAB) in the Local Plan.

Within the Barnham/Eastergate/Westergate (BEW) Strategic Allocation.

Within 12km of Singleton & Cocking Tunnels Special Area of Conservation (SAC)

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM4	ENV DM4 Protection of trees
ENVDM5	ENV DM5 Development and biodiversity
HSP1	HSP1 Housing allocation the housing requirement
HSP2	H SP2 Strategic Site Allocations
INFSP1	INF SP1 Infrastructure provision and implementation
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
QEDM3	QE DM3 Air Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
WSP1	W SP1 Water
TSP1	T SP1 Transport and Development

[Aldingbourne Neighbourhood Plan 2019-31 Policy](#) Built up area boundary

[EH1](#)

Aldingbourne Neighbourhood Plan 2019-31 Policy Green infrastructure and eco systems.

EH2

Aldingbourne Neighbourhood Plan 2019-31 Policy Renewable and low carbon energy

EH7

Aldingbourne Neighbourhood Plan 2019-31 Policy Protection of trees and hedgerows

EH6

Aldingbourne Neighbourhood Plan 2019-31 Policy GA3	Parking and new developments
Aldingbourne Neighbourhood Plan 2019-31 Policy GA1	Promoting sustainable movement
Aldingbourne Neighbourhood Plan 2019-31 Policy H8	Outdoor space
Aldingbourne Neighbourhood Plan 2019-31 Policy H9	Attention to detail

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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 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.

Aldingbourne Neighbourhood Plan (NP 2014-2029) was made on 9th November 2016. The Aldingbourne NP Review (2019-31) has successfully passed Examination. It will be taken to Full Council on 14th July 2021 to be 'made'. The Aldingbourne NP2 replaces one policy (H1), adds two new policies (EH1 2019 & EH2 2019) and amends a fourth (LC7). In line with paragraph 48 of the National Planning Policy Framework, the Local Planning Authority is giving greater weight to Aldingbourne NP2 due to its stage of preparation and the policies have been taken account of and are addressed in the Conclusions section of this report.

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 TCPA provides that:-

- (2) In dealing with an application for planning permission the authority shall have regard to:
- the provisions of the development plan, so far as material to the application, a post-examination draft neighbourhood development plan, so far as material to the application,
 - any local finance considerations, so far as material to the application, and
 - any other material considerations.

The site is located within the Barnham, Eastergate and Westergate (BEW) strategic allocation. The policies map for the revised Aldingbourne NP2 which will be made at Full Council in July 2021 has been amended in line with the Arun Local Plan 2011-31 and the BUAB boundary has been amended and the site now lies within the BUAB.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The principle of residential development was established with the granting of AL/103/18/PL on 7th February 2019 for the development of 2 semi-detached houses, both accommodating 3 bedrooms, located on garden land to the east of the bungalow, known as "L' Apache".

The permission included alterations to the bungalow ("L' Apache") including all new windows and doors in existing openings, the existing columns on the western elevation are to be replaced, a porch is to be removed on the northern elevation, a porch on the eastern elevation is to be removed and the opening is to be infilled to match the existing brickwork, and an existing extension is to be removed on the eastern elevation and the wall is to be extended and made good. The outbuildings including a static caravan, would be demolished.

KEY ISSUES

The key issue to be considered as part of this application are:

- Is the change to the units from semi-detached to detached units acceptable?
- Is the change in the number of bedrooms from 3 bedroom units to 4 bedroom units acceptable?
- Is the change in the style of the units with more traditional fenestrations and design acceptable?
- Is the addition of 2 more car parking spaces providing each unit with 3 spaces each acceptable?

VARIATION OF CONDITION 2

The current application is to vary Condition 2, imposed on AL/103/18/PL and lists all approved plans, including the layout plans. This Section 73 application proposes amendments to the detailed design of the scheme in terms of the site layout and the external appearance of the 2 houses on the site.

This application proposes to substitute the approved plans and documents with the set of plans and documents listed below:

- Drawing No. 210005 - 01 - Site Location Plan.
- Drawing No. 210005 - 02 - Block Plan.
- Drawing No. 210005 - 03 - Proposed Site Plan.
- Drawing No. 210005 - 04 - Proposed Plan & Elevations (Plot 1).
- Drawing No. 210005 - 05 - Proposed Plans & Elevations (Plot 2).

An assessment of the layout, design, appearance and scale is set out below.

SITE LAYOUT

The development comprises the construction of 2 detached houses, both accommodating 4 bedrooms, in place of the approved scheme for 2 semi-detached houses, accommodating 3 bedrooms. The layout of the two detached houses alongside the existing bungalow ("L' Apache") is visually acceptable. There is

sufficient space in the site to accommodate the layout of the 2 detached houses with their associated domestic curtilages including rear gardens and car parking spaces at the front of the properties. The layout is in accordance with Policy D DM1(10) of the Local Plan.

Parking Layout:

The 2 detached houses each have 3 car parking spaces, in compliance with ADC Parking Standards SPD, January 2020 and in accordance with Policy GA3 of the Aldingbourne NP2. The existing bungalow ("L' Apache") would retain the double garage and parking for 4 cars, and turning space in the domestic curtilage. A total of 10 parking spaces are to be provided, to serve all three houses. There is sufficient space for vehicles to turn in the site and exit in a forward gear, without reversing onto the highway. Cycle parking would be provided in garden sheds in the rear gardens of the 2 detached houses, in compliance with the ADC Parking Standards SPD.

Landscape Layout:

The existing permission included an approved landscaping scheme detailing species choice, position, densities and size at time of planting. The landscape drawings are not relevant any more as the scheme has changed so the landscaping will need to change. This will need to be made a condition on the new permission for a new landscaping scheme to be submitted and approved. The siting and layout of the 2 new houses would ensure sufficient garden area is provided beyond the root protection areas (RPAs) and the crown of the trees growing along the northern boundary. Subject to a landscaping condition, the development is acceptable as the mature trees to the northern boundary of the site would be safeguarded and protected, in accordance with Policy ENV DM4 and Policy EH6 of the Aldingbourne NP2.

DESIGN AND APPEARANCE

The Arun Design Guide, January 2021, requires all types of infill development to respond positively to the character, appearance and layout of surrounding buildings. It is the prevailing character of surrounding buildings and spaces which are expected to inform an appropriate infill design response. Infill developments must strike a balance between the benefits of more efficient and intense use of development land and preserving the character and local amenities of the site's context. (Chapter P 'Infill Development'; 2-9 dwellings).

The proposal to construct detached houses with hipped gables on the front and rear elevations would create a visually attractive development. The design and appearance of the 2 detached houses would enhance the design and appearance of the built environment in the adjacent residential area, by the introduction of two traditionally designed houses on the eastern edge of Westergate. The distinctive appearance of the front and rear elevations of the 2 detached houses would enhance the local distinctiveness of the adjacent houses and bungalows.

The construction of 2 detached houses creates a visually attractive development, in keeping with the appearance of the houses and the bungalows located along the access lane. Subject to a materials condition, the design and appearance of the 2 detached houses comply with Policy D SP1 and Policy D DM1 of the Local Plan, Policy H9 of the Aldingbourne NP, the NPPF and the Arun Design Guide.

SCALE AND BUILDING HEIGHTS

The dwelling types in the vicinity of the site in Westergate are a mix of two-storey houses and some bungalows. The 2 detached houses fit in with the scale of the buildings in this part of Westergate. The juxtaposition of the 2 detached houses alongside the bungalow works in visual terms as the impact of the height of the roofs of the detached houses is mitigated as the pitch of the roofs sweeps down on the west elevation towards the bungalow. The scale and heights of the 2 new houses would be in scale with the surrounding area. The development complies with Policy D DM1 and Policy D SP1 of the Local Plan in terms of the scale and building heights.

ACCESS AND MOVEMENT

The 2 detached houses would be accessed along the private access leading off the A29 (Lidsey Road), as previously approved. In terms of access and the need for east-west connections to the main part of the BEW strategic allocation, the use of the private access off the A29 to serve the site would not compromise the layout of any future development on the main part of the BEW strategic allocation site. There are 1.5m wide pavements on both sides of the A29; and the site is in walking distance of a number of services and amenities including the village store, primary school and nursery school in Westergate. The future infrastructure improvements that will be delivered as part of the BEW strategic development will ensure new services and amenities are provided closer to the site than the existing services in Westergate and Eastergate. The use of the private access lane and the junction to the A29 (Lidsey Road) is acceptable in terms of road/junction layout, and accords with Policy T SP1 of the Arun Local Plan and Policy GA1 of the Aldingbourne NP2.

BIODIVERSITY

Condition 15 imposed on AL/103/18/PL required the installation and retention of bat tubes and bird boxes on the 2 houses; and the continued management of the site to ensure that reptile habitat does not develop on-site, in the interests of enhancing the ecological habitats on the site. This condition should be re-imposed on this planning permission.

The site is within 12km of Singleton and Cocking Tunnels Special Area of Conservation (SAC). The LPA has carried out an Appropriate Assessment which concludes there will be no likely significant adverse effects upon the Singleton and Cocking Tunnels SAC or the bat species associated with the site and functionally linked habitats. Natural England has been consulted on the Appropriate Assessment and the LPA is awaiting the submission of a response from Natural England.

There is a Biodiversity Corridor which runs along the private access lane immediately south of the site and another Biodiversity Corridor in the fields to the north. The siting of the 2 houses on site would be in 50m of the Biodiversity Corridors but the development would not cause demonstrable or significant harm to the Biodiversity Corridors. In response to the objection by Aldingbourne Parish Council, the Examiner's Report (May 2021) into the Aldingbourne NP2 recommended the deletion of the 50m stand-off distance in Policy EH2.

Subject to re-imposing Condition 15, the proposed amendments to the 2 houses on the site comply with Policy ENV DM5 of the Local Plan and Policy EH2 of the Aldingbourne NP2.

RESIDENTIAL AMENITY

There would be oblique views from the house on Plot 1 to the rear garden of the existing bungalow ("L' Apache"), however this would not result in overlooking, or adversely affect the residential amenity of the existing bungalow which would be retained on the site. No first floor bedroom windows are proposed along the west elevation of the house on Plot 1 which faces the "L' Apache". The first floor bedroom windows on Plot 1 are located on the north and south elevations and will not lead to any overlooking of the east elevation of "L' Apache". The windows in the first floor en-suite and the bathroom on the west elevation of the house on Plot 1 would need to have obscure glazing fitted. It is necessary to impose a condition requiring obscure glazing in the first floor windows on the west elevation of the house on Plot 1. There is the potential for a limited amount of overlooking of the garden at the rear of L' Apache from the first floor windows in the rear elevations of the 2 houses, but this would be at an oblique angle and should not result in direct overlooking.

The adjacent property (Caigers Lodge) is a single storey bungalow with no roof accommodation and its ground floor windows are screened out by existing boundary fencing and the neighbours own outbuildings. There is no possibility for overlooking from the site. The 2 detached houses are set well

away from the shared boundary such that there is no possibility of loss of light to the neighbours garden or overlooking from proposed first floor windows. The layout also relates well to the land allocated for residential development to the east - i.e. the main part of the BEW strategic allocation, due to the north / south orientation of the two houses on site. The 2 detached houses do not turn their backs on the main part of the BEW strategic allocation.

Bearing in mind the built environment in the vicinity of the site and the design and appearance of the 2 proposed detached houses which is to be high quality, it is necessary to impose a condition restricting permitted development rights. The removal of the permitted development rights by way of condition would ensure that the privacy and amenity of adjoining residents is safeguarded; and safeguard the cohesive appearance of the development, which is visually attractive.

Subject to a condition restricting permitted development rights and a condition requiring obscure glazing to be fitted in the windows in the first floor en-suite and the bathroom on the western elevation of the detached house on Plot 1, the proposed development is acceptable in respect of residential amenity, in accordance with Policy D DM1(3) of the Local Plan.

EXTERNAL SPACE STANDARDS

The layout plan (Drawing No. 210005 03 - Proposed Site Plan) shows the 2 houses with rear gardens predominantly orientated north/south that would measure a minimum of 10.5m in length, in accordance with the Arun Design Guide and Policy H8 of the Aldingbourne NP which specifies that dwellings must have adequate private or shared amenity space. The rear garden of the "L' Apache" measures 11m which is acceptable. The development complies with Policy D DM1(3) of the Local Plan and Policy H8 of the Aldingbourne NP2 in terms of the provision of sufficient private amenity space for the 2 houses.

INTERNAL SPACE STANDARDS

The floor plans of the 2 houses where it specifies the number of bedrooms and the square metres of floor space have been cross referenced with the Nationally Described Space Standard table (NDSS Table 1). The minimum gross internal floor areas of the two detached houses comply with Policy D DM2 of the Local Plan and meet the NDSS requirements.

CLIMATE CHANGE

It is appropriate that provision is made for electric vehicle charging points at the 2 detached houses to accord with paragraph 2.8 of the ADC Parking Standards SPD, January 2021. This should be conditioned. Subject to a new condition requiring the provision of electric vehicle (EV) charging points, the development complies with Policy ECC SP1 of the Local Plan and Policy EH7 of the Aldingbourne NP2, in terms of mitigating climate change.

INFRASTRUCTURE PROVISION

The size and scale of the development approved by AL/103/18/PL, comprising of 2 houses on a 0.34 hectare site in part of the BEW strategic allocation did not justify the need to masterplan the site or be required to contribute to the infrastructure provision on BEW. Equally, the current proposal to vary Condition 2, to amend the layout and appearance of the 2 houses constitutes such small scale development that it neither needs to be master-planned or be required to contribute to the infrastructure provision on BEW.

The Fire and Rescue Service requested the provision of a fire hydrant. This was not a requirement on AL/103/18/PL and this is a s73 application to vary the layout and appearance of what has been approved. A fire engine can travel down the lane but probably cannot turn, therefore sprinkler systems could be installed in the 2 houses, but these would be covered by Building Regulations. There is no justification to impose a condition requiring the provision of a fire hydrant as part of an application to vary the layout and appearance of 2 houses. The land to the east of the site will be developed as part of the

BEW strategic allocation which would include the provision of fire hydrants.

SUMMARY

This application seeking to vary Condition 2 of AL/103/18/PL to change the dwellings from semi-detached houses to detached houses, to increase the number of bedrooms from 3 bedrooms to 4 bedrooms, to change the style of the houses with more traditional windows and appearance, and for the addition of 2 more car parking spaces providing the 2 detached houses with 3 spaces each is acceptable, and in accordance with the policies in the Local Plan, the Aldingbourne NP and the NPPF.

RECOMMENDATION

It is recommended this application is approved and that Condition 2 imposed on AL/103/18/PL be varied, but Conditions 1 and 3-17 inclusive remain unchanged. An additional condition is required to be imposed relating to the provision of electric vehicle (EV) charging points; an additional condition is required relating to the installation of obscure glazing to the windows in the first floor en-suite and the bathroom on the western elevation of the detached house on Plot 1; and an additional condition is required for a new landscaping scheme to be submitted and approved in place of Condition 14 which was imposed on AL/103/18/PL.

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.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun by 7th February 2022.

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 and submitted materials:
- Drawing No. 210005 - 01 - Site Location Plan.
 - Drawing No. 210005 - 02 - Block Plan.
 - Drawing No. 210005 - 03 - Proposed Site Plan.
 - Drawing No. 210005 - 04 - Proposed Plan & Elevations (Plot 1).
 - Drawing No. 210005 - 05 - Proposed Plans & Elevations (Plot 2).
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- Drawing No. RCo 250 / 02 Rev. 01 - Tree Protection Drawing
 - Drawing No. RCo 250 / 01 - Tree Constraints Drawing
 - Design and Access Statement, prepared by Vivid Design Studio.
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.
- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed houses and the extension to the existing house known as "L'Apache" have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the two houses and the extension.
- Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan.
- 4 No construction activities shall take place, other than between the hours of 08:00 - 18:00 hours Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, and bank and public holidays.
- Reason: In the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.
- 5 No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
- Reason: To provide adequate on-site car parking and turning space for the development, in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.
- 6 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans to be submitted to and approved by the Local Planning Authority, after consultation with the County Highway Authority.
- Reason: To provide alternative travel options to the use of the car in accordance with Policy D DM1, Policy T SP1 and Policy T DM1 of the Arun Local Plan.
- 7 Prior to the occupation of the two dwellings hereby approved, the 'Keep Clear' markings shall be re-instated on the carriageway of Lidsey Road adjacent to the private road access.
- Reason: To ensure that vehicles queuing back from the level crossing do not block the entrance/egress from the access road, in accordance with Policy T SP1 of the Arun Local Plan.
- 8 Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the buildings the subject of this approval, shall be submitted to and approved by the Local Planning Authority.

The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents, and to ensure the appearance and height of the two new dwellings are in keeping with the adjacent housing, in accordance with Policy D DM1 of the Arun Local Plan. This condition is required to be pre-commencement as the levels need to be surveyed prior to any works commencing.

- 9 No development shall take commence until a surface water drainage scheme, based on sustainable drainage principles, has 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W SP1, Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 10 The sustainable urban drainage system (SUDS) shall be implemented in accordance with the approved details and agreed timetable, and shall be permanently retained thereafter. The details shall include a detailed site specific SUDS Maintenance and Management Plan, setting out the ongoing maintenance and management of the SUDS, including financial management. Prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W SP1, Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan.

- 11 Prior to the commencement of construction works, the applicant shall connect into the 150mm diameter foul water sewer that runs along the private access lane towards the application site, subject to Southern Water's consent.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with Policy D DM1 and Policy W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 12 Prior to commencement of construction, details shall be submitted for approval setting out how the development will incorporate decentralised, renewable and low carbon energy supply systems. The approved details should thereafter be implemented prior to occupation of any of the dwellings and any approved renewable energy supply systems shall be permanently retained and maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and provides climate change mitigation in accordance with Policy ECC SP1 of the Arun Local Plan.

- 13 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning

(General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining residents, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun District Local Plan.

14 No development above damp proof course (DPC) level shall take place until details of the landscaping have been submitted for approval in writing by the Local Planning Authority. The approved landscaping details shall be installed prior to occupation of the 2 dwellings and thereafter will be permanently retained and maintained.

- i. The submission of a detailed planting plan and specification detailing species choice, actual plant quantities, planting densities and size at time of planting;
- ii. Details of screen planting along the boundaries of the site;
- iii. Details of the positions, height, design, materials and type of boundary treatment to be provided.

Reason: In the interests of residential amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan and Policy EH6 of the Aldingbourne NP.

15 The two semi-detached houses hereby approved shall not be occupied until the following ecological enhancements have been implemented on the site:

- the installation of a 1FR Bat Tubes on the external walls of the two houses, for bat roosting; and
- the installation of a 1SP Schwegler Sparrow Terrace for bird nesting on the two houses.

These ecological enhancements shall thereafter be retained.

Continued management of the site must take place to ensure remains unsuitable for reptiles and reptile habitat does not develop on-site.

Reason: In the interests of enhancing the ecological habitats on the site, in accordance with Policy ENV DM5 of the Arun Local Plan and Policy EH2 of the Aldingbourne NP.

16 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations within BS5489:1-2013 but also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the amenity of existing neighbouring properties, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with Policy QE SP1, Policy QE DM2 and Policy ENV DM5 of the Arun Local Plan and Policy H8, Policy EH2 and Policy EH10 of the Aldingbourne NP.

17 Prior to the occupation of the two dwellings hereby approved, the following noise mitigation measures should be implemented:

- The installation of enhanced double glazing (6/12/6.4 PVB) (29dB(A) in the ground floor kitchens and living areas and in the first floor bedroom windows on the southern elevations of the two houses; and

- The installation of acoustic trickle vents to ensure sufficient ventilation with a D(new) of 38 decibels in the first floor bedroom windows on the southern elevations of the two houses.

Reason: To avoid unacceptable high levels of noise from the railway line and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan and Policy H7 of the Aldingbourne NP. It is considered necessary for this to be a pre-occupation condition to ensure the agreed acoustic mitigation measures are implemented prior to the residents moving into the new dwellings.

18 No development above damp proof course (DPC) level shall take place until details of the Electric Vehicle Charging Points serving the 2 dwellings have been submitted for approval in writing by the Local Planning Authority. The approved charging point(s) shall be installed prior to occupation of the 2 dwellings and thereafter will be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, 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 District Council Parking Standards SPD (January 2020) and the National Planning Policy Framework.

19 Prior to the occupation of the house on Plot 1, obscure glazing shall be fitted in the windows in the first floor en-suite and the bathroom on the western elevation of the house. The obscure glazing will be permanently retained and be maintained in good working condition.

Reason: To safeguard the privacy and amenity of adjoining residents, in accordance with Policy D DM1 of the Arun District Local Plan.

20 INFORMATIVE: The applicant is advised to contact the proprietor of the private lane to obtain formal approval to carry out the site access works.

21 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

22 INFORMATIVE: No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer and all existing infrastructure should be protected during the course of construction works.

23 INFORMATIVE: No new soakaways should be located within 5 metres of a public sewer.

24 INFORMATIVE: Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (with 24 hours of any work).

25 INFORMATIVE: This planning permission could not be lawfully implemented until the Section 106 Agreement is discharged. Following the granting of planning permission for residential development on the site, the land that is subject to the S106 Agreement will no longer serve a 'useful planning purpose'.

26 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

AL/50/21/PL

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)

AL/50/21/PL - Indicative Location Plan (Do not Scale or Copy)
(All plans face north unless otherwise indicated with a north point)



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