

Parish: Earnley	Ward: East Wittering
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E/18/02530/FUL

Proposal Demolition of existing agricultural building and erection of 1 no. self-build dwelling as alternative to Prior Approval consent E/17/00271/PA3Q for change of use of agricultural building to 1 no. dwelling.

Site 111 Second Avenue Almodington Earnley PO20 7LF

Map Ref (E) 482731 (N) 98255

Applicant Ms A Berry

RECOMMENDATION TO Permit with S106



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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site is located within the Parish of Earnley on a former Land Share Association (LSA) plot on the northern side of Second Avenue. The area is characterised by a mixture of residential and horticultural development.
- 2.2 The application site is located within the designated countryside. The site is flat and comprises of a single storey agricultural timber building which is open to the wider area and can be seen from the road. The site and area has a rural and spacious character. There is a Public right of way (PROW) along Second Avenue.
- 2.3 The building the subject of this application is a timber building that benefits from prior approval to be converted to a dwelling under 17/00271/PA3Q. The existing building measures; 22.5m deep x 7.4m wide x 4m ridge height and 2.3m to the underside of the eaves.

3.0 The Proposal

- 3.1 The existing building, which is the subject of the 'prior approval' for conversion to a dwellinghouse, would be demolished and a new bungalow erected in an alternative location to the north of the existing building. The proposal would take on a similar rectangular form to the existing building and the footprint would remain the same size (167sqm). The proposed width would measure 7.4m and the depth 22.5m and the proposed building would have a ridge height of 4m (maximum) and 2.3m eaves height (maximum).
- 3.2 The external materials would include cladding to the walls with brick plinth and a slate roof. The proposed building would be of a similar design to the existing building, with a rectangular form and gable ends to the north and south. The internal layout would include; open plan kitchen, dining and living area with family bathroom and five bedrooms two of which would have en-suite bathrooms.

4.0 History

02/01849/DOM	PER	Conservatory on west face of house.
94/00059/DOM	PER	First floor extension.
04/04250/DOM	PER	Extensions and alterations.
05/01157/FUL	PER	Extension to storage/packing shed.
06/01577/DOM	PER	Erection of 3 bay cart barn.

16/02367/DOM	PER	Amendments to design of triple cart barn permitted under E/16/01577/DOM to provide external stairs to loft for home office and enclose one bay of car barn to provide secure storage area.
17/00271/PA3Q	YESPAP	Change of use of agricultural building to 1 no. dwelling (C3 use class).

5.0 **Constraints**

Listed Building	No
Conservation Area	No
Countryside	Yes
AONB	No
Strategic Gap	No
Tree Preservation Order	No
EA Flood Zone	No
Historic Parks and Gardens	No

6.0 **Representations and Consultations**

6.1 Parish Council

23/11/2018

Earnley Parish Council's Planning Committee reviewed your comments last night and although they understand the fall back position the parish council are still of the view that they object to the application, as this application is not within the spirit of the law, they will be sending representation to the Planning Committee to speak on this application.

29/10/2018

At its meeting on 23rd October 2018 the Parish Council Planning Committee reviewed this application. It was resolved to object to the relocation of the building. The Parish Council were of the view that if the applicant did not have a permitted development within the site then there was no viable planning reason to permit a new build in the new proposed location as it was building within the countryside and does not comply with the local plan or the planning policy framework and in particular policy 79. In other words, this application should be treated entirely separately from the prior approval given under class Q permitted development. If it were approved it would set a dangerous precedent, encouraging others to submit class Q applications intending all along to build a new property in a different location. Earnley Parish Council is very concerned about over proliferation of new builds in Almodington and therefore strongly objects to this application.

6.2 CDC Land and Coastal Drainage Officer

4/12/2018

Further consultation comments received advising that;

- a) No problem with the site layout as proposed, therefore happy for you to amend this part of the proposed condition.
- b) The size of development is irrelevant.
- c) Easement to watercourses must be maintained and any proposed alterations to watercourses controlled.
- d) If it is found that infiltration does not work then flows would be attenuated and discharged to watercourses (in line with the hierarchy for sustainable drainage).
- e) Discharge of flows to watercourses requires control under the planning process to ensure the development does not have a detrimental impact in terms of flood risk.
- f) Discharge should be at a rate no greater than Q_{bar} of the predeveloped site or at 2l/s. Attenuation needs to be provided to achieve this and therefore can impact upon the development scale and layout.
- g) All discharges and planned alterations to ordinary watercourses require land drainage consent.

23/10/2018

Thank you for consulting us. We have the following comments regarding flood risk and surface water drainage.

Flood risk- The northwest corner of the site is within flood zone 2. No flood risk assessment has been submitted. This needs to be provided and the Environment Agency will need to be consulted.

Surface water drainage- the application form states that surface water will be drained to soakaway. This is acceptable in principal, and should be designed to meet building regulations requirements. To ensure that the development does not impact upon flood risk elsewhere please apply the following condition: "The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSSC) or its agent (CDC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. The development layout shall not be agreed until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted to and approved in writing by the Local Planning Authority. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site."

6.3 Natural England

No objection – subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application would be likely to have a significant effect through recreational disturbance on Pagham Harbour SPA and Ramsar and Chichester and Langstone Harbours SPA and Ramsar, in combination with other residential proposals in the area.

In order to mitigate these adverse effects and make the development acceptable, an appropriate contribution should be made to strategic access management in accordance with Chichester DC policy guidance.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's advice on other natural environment issues is set out below.
Further advice on mitigation

Mitigation measures for recreational disturbance to SPA birds

Since this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Areas and Ramsar Sites may result from increased recreational disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solutions which we consider to be ecologically sound. Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate against the potential recreational impacts of the development on the sites. The financial contribution should be made in accordance with the guidance in your authority's note 'Recreational Disturbance of Birds in Special Protection Areas (SPAs) - Guidance for planning in the Chichester Local Plan area' (March 2018)

Notwithstanding this, Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, may need to be formally checked and confirmed by your Authority, as the competent authority, via an Appropriate Assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017.

This is because Natural England notes that the recent People Over Wind Ruling by the Court of Justice of the European Union concluded that, when interpreting article 6(3) of the Habitats Directive, it is not appropriate when determining whether or not a plan or project is likely to have a significant effect on a site, to take account of measures intended to avoid or reduce the harmful effects of the plan or project on that site. The ruling also concluded that such measures can, however, be considered during an Appropriate Assessment to determine whether a plan or project will have an adverse effect on the integrity of the European site. Your Authority should have regard to this and may wish to seek its own legal advice to fully understand the implications of this ruling in this context.

The consultation letter we received regarding this proposal states that as your Authority is required to carry out an Appropriate Assessment, you are consulting Natural England as the appropriate nature conservation body. However, the planning documents on the Chichester

District Council website do not include an Appropriate Assessment. Without that document having been produced, Natural England is unable to comment on it.

Other advice

Protected Species

Natural England has produced standing advice² to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7693 or alison.giacomelli@naturalengland.org.uk.

We would not expect to provide further advice on the discharge of planning conditions or obligations attached to any planning permission.

6.4 WSCC Highways

You will be aware that no objections were raised from the highway point of view to a nearby proposal in 2017 under application number E/17/00271/PA3Q. This application was approved by the LPA.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto Batchmere Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Second Avenue is a private highway not maintained by WSCC. Consequently, these comments are for your advice only.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities will occur, it is considered unlikely that any adverse impacts will result from this proposal.

Space for car parking appears achievable within the site and turning can take place prior to exiting out onto the publicly maintained highway.

On the information submitted there would appear to be no grounds to resist this application from the highway point of view.

If the LPA are minded to approve this proposal a condition securing vehicular parking and cycle parking should be included.

INFORMATIVE

The applicant is advised to contact the proprietor of Second Avenue to obtain formal approval to change the use of the unit accessed via this road.

6.5 CDC Contaminated land and air quality

Land Contamination

Comments were made on a previous application at this location (17/00271/PA3Q) and our comments on this application are similar.

Although the applicant has stated that there is no contamination at the site, use of the building to be demolished for storage of farm machinery may have resulted in localised contamination. In addition the existing roof panels are understood to contain asbestos materials. The Control of Asbestos Regulations 2012 must be followed with respect to the dismantling, storage and disposal of such materials. The site to be used for the new dwelling is also former agricultural land, currently occupied by a caravan. Condition DC13 should be applied in order that unforeseen contamination can be dealt with appropriately.

If significant quantities of fuel or heating oil are to be stored at the site, condition AT36 should be applied to prevent pollution.

Provision for covered, secure cycle storage should be put in place to encourage this mode of transport.

During construction of the premises, measures to minimise the impacts of dust and noise should be taken to reduce the impact on neighbouring residents. No burning of demolition or construction wastes should take place at the site. These comments should be secured by an appropriate condition.

Please note these comments are made only with respect to land contamination and air quality/construction issues.

6.6 CDC Archaeology Officer

The District Historic Environment Record refers to the excavation of Roman pits in the garden of 111 Second Avenue, Batchmere, in 1965. The possibility that further Roman structures or deposits meriting preservation by record might be encountered during redevelopment would justify a watching brief on any extensive ground-works. This would be best secured through the imposition of a standard archaeology condition such as a version of PC18 as follows:

No development/works shall commence on the site until a written scheme of archaeological investigation of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule for the investigation, the recording of findings and subsequent publication of results. Thereafter the scheme shall be undertaken by an appropriately qualified archaeologist fully in accordance with the approved details, unless any variation is first submitted to and agreed in writing by the Local Planning Authority.

Third Parties

1 x third party objection concerning:

- a) Result in the over proliferation of housing in a rural area.
- b) Should be treated entirely separately from the prior approval given under class Q permitted development.
- c) Will create a precedent
- d) As a local resident I am very concerned about the spread of new housing due to class Q applications.
- e) The quiet rural character of Earnley Parish, in particular Almodington village, has been damaged.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Earnley at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 8: Transport and Accessibility

Policy 29: Settlement Hubs and Village Centres

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 42: Flood Risk and Water Management

Policy 45: Development in the Countryside

Policy 47: Heritage and Design

Policy 48: Natural Environment

Policy 49: Biodiversity

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours
Special Protection Areas

Policy 51: Development and Disturbance of Birds in Pagham Harbour Special Protection Area

National Policy and Guidance

7.3 Government planning policy now comprises the 2018 National Planning Policy Framework (NPPF), paragraph 11 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development,
For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. 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.

7.4 Consideration should also be given to Sections 4 (Decision-Making), 9 (Promoting Sustainable Transport), 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (Conserving and enhancing the natural environment) generally.

Other Local Policy and Guidance

7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

Planning Obligations and Affordable Housing SPD

7.6 Consideration has also been given to the CDC Published Guidance;

CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
CDC Waste Storage and Collection Guidance

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon visual amenity/character of Area
- iii. Impact upon the amenity of neighbouring properties
- iv. Highway safety
- v. Ecological considerations
- vi. Drainage

i) Principle of development

8.2 The application site is located outside of the defined settlement boundaries and is within the open countryside where new development is usually restricted in accordance with policies 1 and 2 of the Chichester Local Plan (CLP), unless otherwise permitted within policies contained in the plan. The development plan seeks to ensure that new development is directed to the most sustainable locations. Although the site lies in a rural area where new dwellings are not usually permitted, regard must be had to the 'fall-back' position for the site.

8.3 The application relates to a building that has been granted prior approval by the Council to be used as a dwelling under reference E/17/00271/PA3Q.

8.4 The building is structurally sound and capable of conversion without significant new build and there is no reason to consider that the existing building could not be converted in situ to provide a dwelling on the site. The Parish Council has objected, stating that they are; 'of the view that if the applicant did not have a permitted development within the site then there was no viable planning reason to permit a new build in the new proposed location as it was building within the countryside and does not comply with the local plan or the planning policy framework and in particular policy 79. However, in this case it is clear that prior approval under class Q has been given with some works (as allowed by Class Q) and the fall back position is therefore an important material consideration. The possibility that a dwelling could be created on the site in a very similar form is a material consideration that carries significant weight in this instance.

8.5 The prior approval granted for the dwelling on the site establishes the principle of the conversion of this building to a dwelling. As such it would be unreasonable to resist the application to erect a dwelling on the site that would replace the prior approval building despite the rural and relatively remote location of the site. Therefore, the principle of the development is acceptable in this instance. A key point here is that demolition of the existing agricultural building is proposed. Without this proposed demolition, the proposal would not be acceptable and therefore in order to secure this, a condition requiring the demolition of the existing building would be reasonable.

ii) Design and impact upon visual amenity/character of Area

- 8.6 The proposed dwelling would replace the existing building and would be of an alternative siting, set to the north of existing building. The bungalow would be of the same size footprint 167sqm. The roof form would be gable ended and would follow the design of the existing building. The ridge height would have a maximum ridge height of 4m and the eaves of 2.3m (maximum).
- 8.7 The design and appearance of the proposed dwelling in place of the existing building is considered to be in keeping with the rural character of the site and its surroundings. The revised siting, size and appearance would be commensurate with the character and appearance of the existing site.
- 8.8 The Parish Council's concerns are noted, however the building would be set further back from the road, located within the rural setting and would utilise an existing vehicular access. Significant space would be retained around the building and the property would remain low key and screened in part from the wider public areas to the east. It is considered that the proposed building would be of sympathetic design, height, size, bulk, mass, scale, form and proportions that would be respect the visual character of the site and locality. The spacious character of Second Avenue would not be diminished by the proposal.
- 8.9 The materials to be used in the external finish would include cladding with a brick plinth and a slate roof, which would be considered sympathetic to the visual amenities of the area. A materials condition is recommended to ensure the details of the materials are respectful to the rural character of the site and surroundings.

iii) Impact upon the amenity of neighbouring amenity

- 8.10 The size and position of the plot and modest level of development being sought by this application would not result in harm to the living conditions and amenities of neighbouring properties and gardens. Therefore it is considered that the development complies with paragraph 127 of the NPPF and policy 33 of the current CLP.

iv) Highway Safety

- 8.11 The existing vehicular access would be utilised and is considered suitable for the proposal. Space for on-site parking and turning would be provided in accordance with the submitted site plan. Therefore the proposal would benefit from safe and adequate access in accordance with policy 39 of the Local Plan.

v) Ecological considerations

8.12 In accordance with CLP policies 50 and 51 and the CDC Planning Obligations and Affordable Housing SPD an amended Unilateral Undertaking and appropriate contributions has been submitted to mitigate the likely significant impact of the development on the Chichester and Pagham Harbour Special Protection Areas. Natural England have been consulted and have not raised an objection provided appropriate mitigation for the SPAs is secured. An Appropriate Assessment has also been carried out by the LPA and it is considered appropriate to mitigate the likely significant impact of the development on the SPAs in this manner.

vi) Drainage

8.13 The application form states that surface water will be drained to soakaways. This is acceptable in principle, and should be designed to meet building regulations requirements. There are no changes to the existing access and the river to the east lies approximately 25m from the east elevation of the proposed property. The CDC Land and Coastal Drainage Officer has been consulted and has requested a condition regarding access and maintenance to/of the watercourse. However, given the arrangement here and the fact that the river is some distance from the application site and access to the river would not be obstructed by the proposed development this condition cannot be considered reasonable and further the requirements lie in legislation outside the planning arena. However, it is proposed to draw the applicant's attention to the need for separate watercourse drainage consent through an appropriately worded informative.

8.14 The CDC Land and Coastal Drainage Officer's comments regarding the flood zones have been checked and the building would be located outside EA flood zones 2 and 3 and therefore within zone 1 meaning that a flood risk assessment is not required for this development.

Conclusion

8.15 It is considered that the proposed replacement dwelling would be in keeping with the character of the existing building, noting that a permission is in place for its change of use to a dwelling through the provisions of the General Permitted Development Order. The proposal would respect the character and quality of the site and surroundings and would not be detrimental to the amenity of neighbouring properties; it therefore accords with national and local planning policies and the application is recommended for approval.

Human Rights

8.16 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION; Permit with S106 agreement; subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 1, 3A and 10.

Reason: To ensure the development complies with the planning permission.

3) Prior to any works to erect the new dwelling the existing building subject to prior approval given under reference E/17/00271/PA3Q shall first be demolished in its entirety and all debris removed from the site.

Reason; to accord with the terms of this application and in the interest of visual amenities.

4) No development/works shall commence on the site until a written scheme of archaeological investigation of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include; a schedule for the investigation, the recording of findings and subsequent publication of results. Thereafter the scheme shall be undertaken by an appropriately qualified archaeologist fully in accordance with the approved details, unless any variation is first submitted to and agreed in writing by the Local Planning Authority.

Reason: The site is potentially of archaeological significance. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5) No development shall commence until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029 and shall include a maximum of 110 litres per person per day water usage. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change. These details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

6) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. {b The development shall not be first occupied until}

i) An investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and

ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use, and

iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first brought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy

7) Prior to the erection of the walls and roof, a schedule of materials and finishes and samples of such, for the external walls and roofs of the building subject to this prior approval, shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance to the agreed details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and to ensure a building of visual quality.

8) Prior to the erection of any boundary treatments and first occupation, details of the boundary treatments shall first be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be maintained as agreed in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity.

9) No part of the development shall first be occupied until; covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

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

10) Prior to first occupation the parking and turning shall first be laid as shown on the approved plans and thereafter maintained in perpetuity for that purposes.

Reason: In the interest of highway safety.

11) Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging into the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To enable the Local Planning Authority to retain control over the development which may prevent pollution.

12) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Class A to E of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting visual amenities.

13) Notwithstanding the provisions of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no fence, wall or other means of enclosure shall be erected, constructed or established on any of the Open Space or Amenity Areas shown on the approved plans.

Reason: in the interest of visual amenities.

INFORMATIVE

The applicant is advised to contact the proprietor of Second Avenue to obtain formal approval to change the use of the unit accessed via this road.

The applicant/contractor should be aware that no construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

The applicant/contractor should be aware that formal consent is required in writing from the Lead Local Flood Authority (WSCC) or its agent (CDC) for the discharge of any flows to watercourses.

For further information on this application please contact Maria Tomlinson on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PFYRQ5ERK8B00>