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| Parish: West Wittering | Ward: The Witterings |
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WW/19/02489/FUL

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|------------------|-------------------------------------------------------------------------------------------------|--------------|----------------------|
| Proposal | Demolition of existing dwelling. Construction of 2 no. detached dwellings and associated works. | | |
| Site | Thatch End Seaward Drive West Wittering PO20 8LL | | |
| Map Ref | (E) 478126 (N) 98142 | | |
| Applicant | Mr And Mrs R Simmons | Agent | Ben Smith & Partners |

RECOMMENDATION TO PERMIT WITH S106



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|  | <p>NOT TO SCALE</p> | <p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p> |
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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 a residential road in a small private estate characterised by detached properties within a verdant setting. The original dwellings within the estate feature arts and crafts architecture, although some properties have been replaced and extended over time, resulting in a variety of forms and detail to the design.
- 2.2 The front gardens are generally well planted with vegetation and lawns alongside space for driveways, parking and garages. The front boundaries predominantly comprise vegetation and there are mature tree within the estate, all of which contribute to the amenity value of this pleasant residential environment.
- 2.3 The existing property is a 2 storey detached dwelling located to the south of the road and includes parking, to the front of the site, with a driveway and established vegetation. The front boundary treatment includes mature trees and hedges framing the existing vehicular access and extending towards the rear of the site.

3.0 The Proposal

- 3.1 Planning permission ref. WW/16/03858/FUL was granted in February 2017 for the demolition of the existing property and the construction of 2no. detached houses and associated works. The current application seeks planning permission for the previously approved scheme.
- 3.2 Plot A would include a ground floor with open plan kitchen and dining area and a separate lounge, sun room, utility, bathroom and bedroom. The hallway would lead to a first floor that would comprise of; three bedrooms a study and two bathrooms. Plot B would include a ground floor comprising of an open plan kitchen, lounge and dining area with separate; utility, study and bathroom. The hallway would lead to first floor that would include; four bedrooms and three bathrooms. Plot A would have a ridge height of 8m and an eaves height of 4m. Plot B would have a ridge height of 7.6m and an eaves height 4m.

4.0 History

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|--------------|-----|-------------------------------------------------------|
| 06/00315/OUT | WDN | Proposed residential unit. |
| 06/02603/OUT | REF | Proposed residential unit. |
| 07/01436/DOM | PER | Single storey flat roof rear extension. |
| 15/00575/OUT | PER | Construction of 2 no. dwellings and associated works. |
| 16/00272/REM | WDN | Appearance and landscaping. |

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|--------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16/00945/REM | PER | Approval of reserved matters following outline planning permission WW/15/00575/OUT in respect of appearance and landscaping. |
| 16/03838/FUL | PER | Construction of 2 no. detached houses and associated works (amendments to outline permission 15/00575/OUT and associated reserved matters 16/00945/REM). |

5.0 **Constraints**

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|----------------------------|-----|
| Listed Building | No |
| Conservation Area | No |
| Settlement Boundary Area | Yes |
| AONB | No |
| Tree Preservation Order | No |
| EA Flood Zone | No |
| Historic Parks and Gardens | No |
| Listed Building | No |

6.0 **Representations and Consultations**

6.1 Parish Council

Further comments (09/01/2020)

The Parish Council maintains its objection to this planning application as determined at its Planning Committee meeting of 27th November 2019. Although the Parish Council had not objected to this application in 2017, the Planning Committee, at its meeting on January 8th 2020, considered the changes in circumstances since 2017.

Both the 2017 and 2019 decisions divided the respective Committees with a marginal decision in favour previously to a marginal objection now.

It was agreed by the present Committee that concerns had grown over the last two years that "2 for 1" developments on other estates in the village had triggered other similar developments with a substantial adverse change to the character of the area. This has increased a determination to consider very carefully all applications for such developments.

Also the Committee gave greater weight in its considerations to the number of local objections including the estate company. It was also noted that the VDS had been updated as part of the work done on the Neighbourhood Plan in the last year. The Policy 34 on maintaining the spaces between buildings in Wells Farm Estate remains and has also been given a greater weight.

Original comments (02/12/2019)

Objection on the basis of over development of the site, out of character with the surrounding area and space between the buildings being contrary to the VDS and insufficient parking space for the size of dwelling. .

6.2 WSCC Highways

Summary

West Sussex was consulted previously on Highway Matters under planning applications 16/03838/FUL for construction of 2no. detached dwellings and associated works; and 15/00575/OUT outline planning application for construction for 2 no detached dwellings and associated works. No highway objections were raised and both applications were approved.

This proposal is for demolition of existing dwelling. Construction of 2 no. detached dwellings and associated works. This application is resubmission of 16/03838/FUL with no proposed alterations to the approved plans. It is located and accessed via Seaward Drive which is privately maintained road, subsequently these comments are for your advice only.

Access and Parking

Access will be utilised through the existing access which will serve the both dwellings. The proposed plans do not demonstrate parking provision for the new dwellings. The WSCC Car Parking Calculator would expect 6 parking spaces to be provided for this development. There appears to be sufficient space on site to accommodate this provision. In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. The applicant is advised that 2 active (1 for each dwelling) and the remaining passive EV parking spaces would be anticipated for this development and should be provided in accordance with the above WSCC guidance and Chichester Local Plan policy.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. The Local Highway Authority (LHA) would advise conditions securing bicycle parking, vehicle parking and turning.

6.3 Third party letters of objection

6 letters of objections have been received concerning:

- a) Overdevelopment
- b) Cramped
- c) Density would be out of character
- d) Only one house per plot is allowed
- e) shared drive would be out of character
- f) awkward arrangement and layout
- g) terracing impact on street scene
- h) PV panels would be necessary for car charging
- i) Does not comply with VDS

6.4 Third party letters of support

2 letters of support have been received concerning:

- a) Duplication of a previous planning permission
- b) Architectural design and layout of the properties proposed are sympathetic, and in keeping with other properties on the Wells Farm Estate.
- c) Deeds, written and drawn, for this existing property, which identify ownership of two separate plots on which the owner is accordingly entitled to build two separate properties.
- d) Proposal is in keeping with the many previous applications that have been given the go-ahead and built in the last 10 years.

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 West Wittering 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 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

Policy 42: Flood Risk and Water Management

Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings 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

Chichester Local Plan Review Preferred Approach 2016 - 2035

- 7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2020. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2021. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

National Policy and Guidance

- 7.4 Government planning policy comprises the National Planning Policy Framework (NPPF), February 2019, and consideration should be given to paragraph 11 of which states:

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

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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 proposed, 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.

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

7.6 The following documents are material to the determination of this planning application:

- Planning Obligations and Affordable Housing SPD
- Surface Water and Foul Drainage SPD
- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions
- CDC Waste Storage and Collection Guidance
- West Wittering Village Design Statement (July 2006)

7.7 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:

- Support communities to meet their own housing needs
- Promote and increase sustainable, environmentally friendly initiatives in the district
- 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 the development
- ii. Impact on visual amenity and the character of the surrounding area
- iii. Impact on amenity of neighbouring properties
- iv. Highway safety and parking
- v. Sustainability
- vi. Recreational disturbance and ecological considerations

Assessment

i. Principle of the development

8.2 The site lies within the designated Settlement Boundary Area of West Wittering which is designated as one of the Service Villages for the District. These are areas within which it would be appropriate to focus new development and facilities outside of Chichester City and the Settlement Hubs. Local Plan policy 2 forms the development strategy and hierarchy for the District and states that; the development strategy identifies the locations where sustainable development, infrastructure and facilities will be accommodated which in terms of scale, function and character support the role of the settlements outlined below.

8.3 This area is therefore identified within the plan as an area that can support new sustainable development and therefore the principle of a development for the replacement of one dwelling with two dwellings is support, by the current development strategy for the District.

- 8.4 Furthermore, and material to the consideration of this case, is that an identical application for the exact same two houses and access on this site was permitted previously. The 2017 scheme is currently extant and therefore significant weight should be given to the fall-back position.
- ii. Impact on visual amenity and character of the surrounding area
- 8.5 The application does not involve any changes to the architectural approach, design, form or the size of the previously approved scheme. Each house would be designed with an individual approach to the materials and finishes incorporating examples of local vernacular such as tile-hanging, flint and brick work and the use of solid oak and painted timber to contribute interest and character to the streetscape. As such the material palette for the two houses would be different with Plot A finished in white painted brickwork, which is typical to the area, with a clay tiled roof with bonnet hips and painted timber windows. Plot B would be finished in a natural timber weatherboarding at the upper level with rendered lower level and clay tiled roof with painted timber windows.
- 8.6 There is no Neighbourhood Plan for West Wittering at this time that can be given weight in the planning considerations for this case. However, the West Wittering Village Design Statement (VDS) is a material consideration, and it is the same VDS that was considered when planning permission was granted for the development in 2017. The VDS provides local planning and design guidelines for development in the parish of West Wittering. Seaward Drive is located within character area 2 - South West. The VDS identifies that this area is made up of private estates and that the general design and scale is eclectic giving it much interest and distinction. The VDS recognises that development dates from 1920 through to the present day and that there are a variety of architectural styles and building materials used. It also identifies that gaps between properties and landscape treatment and boundaries are important features which should be respected and where possible retained.
- 8.7 The proposed residential development is guided by the character and appearance of the immediate houses on the private estate as well as the wider character area. It is considered that by virtue of the retention of the boundary landscape, including the shared access drive set behind the existing front hedge and post and rail fence, and the relatively modest scale of the houses in order to maintain spacious gaps between properties, the architectural detailing of the individual houses to use different materials would ensure that the new houses fit in with the established residential estate in compliance with the design guidelines of the West Wittering VDS. The shared access and the front garden arrangement are shown as previously approved; both plots continue to benefit from adequate parking and the established verdant front boundary is to be retained, which is considered to positively contribute to the streetscape. It is therefore considered that the proposal would not result in a visually harmful form of development.
- 8.8 The previously approved site layout, that is replicated here, is considered to have been specifically designed to maintain a spacious layout and low density in keeping with the prevailing character and appearance of the private estate as well as the linear pattern of development of the properties directly to the south of the site on Cakeham Road. The current application does not make any changes to the approved layout, and as such would maintain a well-balanced and well-proportioned scheme capable of providing one additional dwelling comfortably within the site. The proposed plots would compare favourably with other nearby properties and would achieve rear garden depths of 18

metres on Plot A and 20 metres on Plot B whilst maintaining landscape gardens to the front with suitable onsite parking and turning. Specifically, Plot B would be positioned to follow the building line of the existing house to maintain a similar relationship with the neighbouring property, Les Saules, to the east. Plot A would be stepped back to sit between Plot B and the neighbouring property, Jasmine Cottage, which would also benefit from a 7 metre separation gap at first floor level and a 4.5 metre gap a ground floor level between the side elevation of Plot A and the small flat roof extension on the eastern side of Jasmine Cottage. The existing boundary treatment offers good screening between properties and it is proposed to reinforce this with additional planting.

- 8.9 The scale of the proposed dwellings would reflect the existing roof profile and ridge heights of the neighbouring properties. The roofs feature bonnet hips and low eaves to create a soft transition between the existing chalet house, Les Saules to the east, and the two storey house, Jasmine Cottage, to the west. The design of the dwellings would minimise the overall bulk and mass, ensuring they would integrate into the built environment without detracting from the site or its surroundings. The current application does not involve any changes to the previously approved design, form or scale.
- 8.10 The site benefits from well landscaped boundaries with shrubs, ornamental trees and fruit trees contained to small clusters in the rear and front gardens. The landscape proposals have been specifically designed to retain and reinforce boundary planting and the surface materials for the access drive and parking areas would be gravel in keeping with the existing arrangement which is typical to the estate.
- 8.11 In conclusion, the proposal by reason of its size, design and appearance would be appropriate having regard to the existing property and would not cause significant harm or detriment to the wider area and therefore would accord with local and national development plan policies. Therefore, it is considered that the development would comply with NPPF section 12 and Local Plan Policies 2, 33, 47 and 48, and the West Wittering VDS.

iii. Impact on amenity of neighbouring properties

- 8.12 The NPPF states in paragraph 127 that planning should ensure a good quality of amenity for existing and future users (of places), and policy 33 of the Local Plan include requirements to protect the amenities of neighbouring properties.
- 8.13 A good degree of separation would be retained between the built form and the side boundaries which is an important characteristic of this estate and also important in terms of the additional impact on the properties on both sides. A rear to rear separation distance between the neighbours to the south would be in excess of 25 metres from plot A and 30 metres from plot B, thereby ensuring there would be no interlocking and would not give rise to any additional overlooking from Thatch End.
- 8.14 The first floor fenestration to the side elevations would be controlled by condition to ensure they would be obscure glazed in order to ensure the development does not result in a harmful level of overlooking to private amenities between the new properties and the neighbours on each side. To the rear, the separation is sufficient to accommodate the proposed first floor fenestration without resulting in a harmful level of overlooking.

8.15 It is considered that the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook and privacy. Therefore it is considered that the development complies with policy 33 of the Local Plan and the requirements of the NPPF.

iv. Highway safety and parking

8.16 The Local Highway Authority at WSCC have been consulted and have not raised an objection stating that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109). The Local Highway Authority has advised conditions securing bicycle parking, vehicle parking and turning and these are included within this recommendation.

8.17 The existing vehicular access would be retained and sufficient space for parking and turning one site would be provided. Therefore, the proposal would be in accord with policies, 8 and 39 of the CLP which seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.

v. Sustainability

8.18 Policy 40 of the Chichester Local Plan states that proposal should minimise the impact of the development upon climate change. It is recommended to attach a condition requiring a strategy outlining details of the sustainable design and construction to be submitted to ensure that the requirements of policy 40 are met. Also in accordance with the WSCC Parking Guidelines electric car charging points have been requested, and a condition is recommended requiring car charging points within the sustainability strategy.

vi. Recreational Disturbance and ecological considerations

8.19 The site is located within the zone of influence for the Chichester and Langstone Harbours Special Protection Area (SPA), and therefore in accordance with Local Plan Policy 50 and the Planning and Affordable Housing SPD applies in this case. One dwelling would be demolished and replaced with two no. 3 bedroom dwellings. Therefore, mitigation has been calculated on the net gain of one three bedroom property. A contribution has been paid towards the Solent Bird Aware mitigation project to mitigate the impacts of the proposed development. Therefore, the proposal would accord with the Local Plan in this respect. The proposed plans indicate that the existing mature planting and hedges to the boundaries would be retained, and the new boundary treatment between the rear garden of the plots would also be hedgerow, which is likely to have ecological benefits. A condition is recommended to ensure that the proposed hedgerow would be a native species, and also that a scheme detailing ecological enhancements is provided and implemented prior to first occupation of the proposed dwellings. This will ensure that appropriate measures are undertaken, such as the provision of bird and bat boxes.

Conclusion

8.20 The principle of replacing the existing dwelling with 2no. detached houses has been established under recent planning permission ref. WW/16/03858/FUL. This planning permission WW/16/03858/FUL expires in February 2020 and the current application seeks planning permission for the previously approved plans and drawings and does not propose any changes. There have been no significant changes in planning policy relevant to the small scale residential development at Thatch End, Seward Drive, West Wittering and as such the proposals continue to comply with the current Development Plan and there are no material considerations that would outweigh this position.

Human Rights

8.21 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 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 be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

3) **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. 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.

4) No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- (a) the anticipated number, frequency and types of vehicles used during construction,
- (b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- (c) the loading and unloading of plant, materials and waste,
- (d) the storage of plant and materials used in construction of the development,
- (e) the erection and maintenance of security hoarding,
- (f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- (g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- (h) measures to control the emission of noise during construction,
- (i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- (j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- (k) waste management including prohibiting burning.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

5) No development shall commence on site, including demolition, until protective fencing has been erected around all trees, shrubs, hedges and other natural features not scheduled for removal in accordance with the recommendations of BS5837:2012. Thereafter the protective fencing shall be retained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area; soil levels within the root protection area of the trees/hedgerows to be retained shall not be raised or lowered, and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability. 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.

6) **No development shall commence** until details of the proposed overall site-wide surface water drainage scheme 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 as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter ground water 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. The surface water drainage scheme shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

7) Notwithstanding the information submitted regarding materials within the approved plans and application details; no development, in respect of the construction of the external walls and roof of the proposed dwellinghouses shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls, roofs, window, doors, soffits and fascia of the main houses and integral garages hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved 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 that respect the character of the locality.

8) No works shall be carried out above slab level until a scheme for ecological enhancements has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented in accordance with the approved details prior to first occupation of the dwellings hereby permitted.

Reason: to ensure suitable biodiversity enhancements are achieved in the interest of conservation of the natural environment.

9) All planting, seeding or turfing comprised in the approved details of landscaping (approved plan 0830/DPA303/REV02) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

10) Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) hereby approved, **the dwelling shall not be first occupied until** the first floor window(s) in the east and west elevations of the development hereby permitted shall be permanently;

- (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and
- (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason: To protect the privacy of the occupants of the adjoining residential property/ies.

11) **No part of the development hereby permitted 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.

12) Notwithstanding the details provided, **no part of the development hereby permitted shall be first 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.

13) Notwithstanding the information provided, **no part of the development hereby permitted shall be occupied** until refuse and recycling storage facilities have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse and recycling storage facilities shall be maintained as approved and kept available for their approved purposes in perpetuity.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

14) The existing boundary hedges shall be retained in accordance with the details shown on drawing number 0830/DPA303 REV 02, prior to first occupation of the dwellings hereby permitted the new boundary hedge separating the approved dwellings as shown on drawing no. 0830/DPA303 REV 02 shall be formed by a native hedge in two staggered rows at 5 plants per metre and retained as such in perpetuity. Any boundary hedge that, dies or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of native, species, size and number, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of neighbours and biodiversity conservation.

15) The dwellings hereby permitted shall not be occupied unless and car charging points have been provided and are operational in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the car charging points shall be maintained and remain operational in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging the use of sustainable modes of transport.

16) The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0700 hours and 1800 hours Mondays to Fridays and 0800 hours and 1300 hours on Saturdays.

Reason: In the interests of residential amenity.

17) 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 Classes A and B 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 the amenity of neighbours and the surrounding area.

18) The proposed hard surface/s hereby permitted shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site and thereafter shall be maintained as approved in perpetuity.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

19) The existing hedge along the northern boundary shall be retained and any part of the hedge which is removed without consent or die or become seriously damaged or defective during a period of five years from the date of the completion of the development, shall be replaced as soon as is reasonably practicable or the next planting season, whichever is the earlier, with others of a similar species and size unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the visual amenities of the area.

20) The trees as shown for retention as per plan no. 0830/DPA303 REV 02 shall be retained and any tree which is removed without consent or die or become seriously damaged or defective during a period of five years from the date of the completion of the development, shall be replaced as soon as is reasonably practicable or the next planting season, whichever is the earlier, with others of a similar species and size unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of preserving the visual amenities of the area.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

| Details | Reference | Version | Date Received | Status |
|------------------------------------------------------------|-------------|---------|---------------|----------|
| PLAN - Plot A Proposed Floor Plans and Elevations (A3) | 0830/DPA304 | 01 | | Approved |
| PLAN - Plot B Proposed Floor Plans and Elevations (A3) | 0830/DPA305 | 02 | | Approved |
| PLAN - Proposed Block Plan (A3) | 0830/DPA302 | 02 | | Approved |
| PLAN - Proposed Site Plan (A3) | 0830/DPA303 | 02 | | Approved |
| PLAN - Location Plan (A3) | 0830/DPA301 | 01 | | Approved |
| PLAN - Proposed Front Elevations and Material Palette (A3) | 0830/DPA06 | 01 | | Approved |

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=PYMU5LERIFH00>