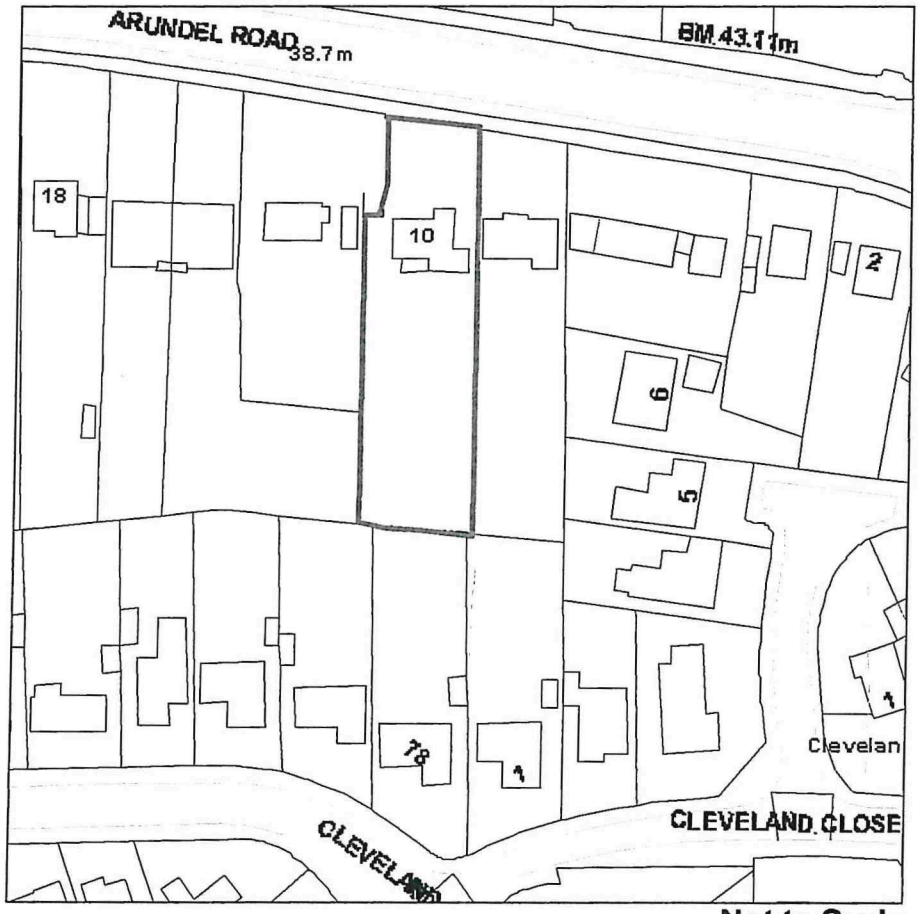
WB/10/0443/FULL
SAL
PD

Mr F Skelding

Location : 10 Arundel Road

Proposal: Construction of part two storey part single storey contemporary 3 bedroom dwelling in rear garden with alterations to existing access.



Not to Scale

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1. THE PROPOSAL AND THE SITE

This is a full application to build a two storey dwelling in the back garden of the house at No. 10 Arundel Road.

It follows the grant of outline permission in April 2007 for the redevelopment of part of the back gardens of Nos. 8 and 10 Arundel Road with two chalet bungalows accessed from a shared drive along the western boundary of No. 10, close to its boundary with No. 12, to the west. All matters were reserved for subsequent determination, (i.e. layout, scale, landscaping, access and appearance).

A parallel application to renew this lapsed consent for two chalet bungalows is considered elsewhere on this agenda (WB/10/0235/OUT refers).

An application to build a single dwelling in the rear garden of No. 10 in a contemporary style was withdrawn in February 2009 due to Officer concerns over the design and the environmental impact (WB/09/0003/FULL refers).

The site of the current application is given as 0.04 hectare in size and sits on the southern side of Arundel Road (A27), a busy trunk road, just to the west of Crockhurst Hill. This part of Arundel Road is flanked by mainly inter-war and some early post-war, detached two storey houses which are set well back from the road and benefit from large, mature gardens. No. 10 Arundel Road and its neighbour to the east, No. 8, form part of this group and are both distinctive and individually designed houses in mock Tudorbethan period style, with rear extensions. No. 10 benefits from a large forecourt area largely devoted to parking but incorporating a group of three mature trees protected by a Tree Preservation Order (Beech, Cedar and Horse Chestnut). This straddles the shared boundary with No. 8. No. 10 enjoys direct vehicular access onto Arundel Road across a deep grassed verge, which is regularly planted with mature trees.

Planning permission for a two storey side extension (east) and single storey extensions to the rear (south) and west were granted in November 2008, but only the rear extension and west extension have been built (WB/08/0937/FULL refers).

The deep rear garden of No. 10 is some 45 metres in length and is laid mainly to lawn but with extensive tree, shrub and hedge planting on all site boundaries supplemented by fences. The garden slopes down from north to south and also from east to west. Similar levels exist at No. 8.

To the south of the plot lie the deep back gardens of the bungalows in Cleveland Road (Nos. 76 and 78 nearest) and Cleveland Close (Nos. 1 and 2 nearest) and, to the east, the much narrower gardens of the more recently developed bungalows at Nos. 4, 5 and 6 Cleveland Close. To the west of the site and on lower ground, lies No. 12 Arundel Road, another detached inter-war property which has a two storey rear and side extension facing the application site and rear conservatory. Apart from some rooflights the east facing elevation is blank and accommodates an integral garage screened by substantial bushes and the garden boundary is marked by an attractive line of beech trees. The south western section of the boundary adjoins the large extended garden of No. 14 Arundel Road which is heavily planted with trees.

To the east of the site is No. 8, a similar Tudorbethan house with rear extensions, a deep set forecourt used for parking and access onto Arundel Road. Its rear garden boundary features a group of mature trees and bushes.

The scheme has been the subject of extensive pre–application discussions and the drawings have also been revised subsequent to submission. It is

supported by a Design and Access Statement and Tree Survey and Protection Plan.

The new dwelling would be sited 3.3 metres from both the western and eastern boundaries, between 11.3 and 8.5 metres from the rear (south) boundary; and 21.75 metres from the single storey rear extension to No. 10.

It would have an L-shaped footprint some 11.05 metres wide and between 7.5 and 11.2 metres deep. The first floor element would step in on the eastern elevation by one metre and would be set back from the ground floor rear elevation by between 2 and 2.7 metres. The building is cut into the ground by 700 mms on its eastern side, reducing this to just below 200 mms on the western side and by 400 mms at the front (north). The flat roof would be 5.7 metres above ground level.

The house would face northwards and would provide a living area, family area and kitchen on the ground floor plus three bedrooms (one en-suite) and a bathroom on the first floor.

The design is contemporary and is arranged in a modular cuboids style, with a flat roof and features a projecting glazed entrance and stairwell at the front. The upper floor flanks would be windowless with the main fenestration facing south. The ground floor would be finished in white render whilst the upper storey would be clad in horizontally laid cedar panelling (to be allowed to weather to a silver colour), except for the east elevation which would incorporate a "green or living wall" which is a modular system supported by a light weight frame where plants grow. The building would incorporate a green (sedum) roof and would be designed to achieve Level 3 of the Sustainable Homes Code also featuring solar panels (photovoltaic), a ground source heat pump and permeable paving to the drive.

The new dwelling would be accessed from an existing crossover serving No. 10 and an extension to the existing drive which would run close to the boundary with No. 12. This entails widening the crossover/drive to 5 metres for the first 10 metres and demolishing a side garage and shed. The drive would have a slight kink as it passes the existing house and recently built side extension. In front of the new dwelling there would be a turning head and parking for two cars. The existing house will share the access and retains its own forecourt parking.

The existing boundary trees would be retained and a tree protection plan has been submitted. Planting on other boundaries would be retained and supplemented by a new landscaped strip between the driveway and the boundary with No. 12 and also in front of the existing house, defined by a 1.2 metres tall picket fence. The existing house would have a 12.7 metres deep back garden and the new house an 11.8 metres deep back garden laid mostly to lawn.

2. PLANNING HISTORY

WB/06/1279/OUT - Redevelopment of part of the back gardens of No. 10 and its neighbour to the east, No. 8 Arundel Road, to build two chalet bungalows. Withdrawn in January 2007.

WB/07/0249/OUT - Redevelopment of part of the back gardens of No 10 and its neighbour to the east, No. 8 Arundel Road, to build two chalet bungalows. Approved in April 2007.

WB/08/0937/FULL - Two storey side extension (east) and single storey extensions to the rear (south) and west for 10 Arundel Road. Granted in November 2008.

WB/09/0003/FULL - Construction of detached dwelling in rear garden of No. 10 Arundel Road. Withdrawn February 2007.

WB/10/0235/OUT- Renewal of planning permission WB/07/0249/OUT. Redevelopment of part of the back gardens of No. 10 and its neighbour to the east, No. 8 Arundel Road, to build two chalet bungalows. Application undetermined and considered elsewhere on this agenda.

3. DESIGN AND ACCESS STATEMENT

Extracts from the Design and Access Statement submitted with the original application (i.e. pre- latest revisions) are set out below:-

"1. Design

1.1. Design Considerations

Careful consideration was given to National and Local planning policies together with the general site constraints and topography when designing the dwelling.

1.2. Design Response

The scheme design as indicated on the application drawings is a result of the considerations discussed above; consultation with the Local Planning Authority and neighbours; recent local planning consents and the desire to provide a dwelling of stature befitting its location that respects the neighbouring properties and contributes to the general environment of Arundel Road.

1.3. Siting and Relationship with Adjoining Properties

The proposed dwelling has been positioned to take advantage of the topography of the site and the proposed finished floor level is set minimum

200mm into the ground to ensure the dwelling has the lowest amount of visual impact to the surrounding properties.

The existing frontage has a brick wall and piers, along with mature planting to both side and rear boundaries which will be retained and enhanced as part of these proposals and so continue to maintain a mature setting.

The two storey element of the proposed house does not extend over the whole of the ground floor and has been designed so as to ensure there is no loss of light or privacy into the adjacent dwellings or gardens. The application drawings clearly demonstrate that there will be no loss of light to any principle windows of any habitable rooms of the adjoining properties.

The dwelling has been positioned so that it is 2.3m from the eastern boundary and 1.8m from the west boundary. In addition the rear boundary is 11.5m from the proposed first floor.

To ensure that the potential for overlooking of adjoining properties or amenity space is kept to a minimum there are no windows proposed on the side elevations.

1.4. Design and Appearance

The main character of Arundel Road is of detached two storey houses with individual driveways, set back from the road in a spacious and sylvan setting. These characteristics are reflected in the proposed scheme. The scale and quality of the detached house accords with the general landscape of the local areas and is in-keeping with recently approved developments.

When designing the house, consideration was given to the site's location, the general feel of the local architecture and any recent developments. There exists a wide variety of different styles in the general locality and following discussions with the Local Planning Authority, a contemporary style of architecture is proposed and has been encouraged by those discussions. The contemporary architectural style of this proposal allows the front elevation to be 'staggered', and partly set back, thereby reducing its visual impact. In addition, careful choice of materials will break-up the elevations into smaller elements and cedar cladding will ensure the proposal sits comfortably in its setting, complementing the mature existing landscaping.

External materials have been chosen to reflect the contemporary nature of the architecture as well as the mature landscaping. Cedar cladding reflects the landscaping and will be allowed to naturally turn silver. Elements of through-coloured render which are (virtually) maintenance free materials which also break-up the elevations and help the building to complement its surroundings rather than work against them.

The proposed roof line has been stepped with the first floor set in at the sides. This has the effect of breaking up the roof line which minimises the visual impact of the proposed dwelling.

1.5. Levels and Heights

The level at which the house has been set has been determined by the neighbouring properties and existing topography of the site. The site slopes away from Arundel Road and this has been fully utilised in the final design.

The contemporary architectural style enables the overall height of the dwelling to be greatly reduced particularly in comparison with the recently approved outline planning consent and the proposed indicative elevations. The highest part of the proposal will be 6.3m above ground level and the lower level roofs will be 2.85m above ground level.

1.6. Massing and Bulk

The proposed dwelling has been designed to sit within and respect its locality. Its overall size reflects the shape, size and topography of the site.

Single storey elements have been provided to the sides and rear to ensure the dwelling sits comfortably on the site in relation to the side and rear boundaries.

The front elevation has been split horizontally by the careful use of materials which have been chosen specifically to also ensure the building sits comfortably within its setting thus reducing its visual impact. The careful use of additional planting of trees and shrubs to the front garden and side boundary will help to mitigate its visual impact.

2. *Amount*

The proposal is for a single dwelling to the rear of 10 Arundel Road.

3. *Landscaping and Access*

There are a number of trees on the site which will be retained and will be fully protected in accordance with BS 5837 during construction. No trees are to be removed.

Additional planting is proposed to the rear boundary of No.78 Cleveland Road together with a new fence already discussed with the owners of No.78 Cleveland Road.

Driveways have been specified with permeable brick pavers that retain a hard and durable surface which is user friendly for vehicles, pedestrians and wheelchair users alike but also allow surface water to drain through and into the ground.

All approaches to entrances have a gradient in accordance with the topography of the site. In order to allow wheelchair access to the dwelling the front door will be specifically designed to have a level threshold.

The design of the proposal ensures that there is generous space for additional planting and landscaping. The final landscaping scheme will be carefully considered to allow for maximum security whilst ensuring ease of use for those with a disability.

A tree report and survey has been undertaken and is included within this application.

4. *Sustainability*

4.1. Energy Efficiency

The intention is to provide a well-designed low maintenance dwelling which will be insulated to exceed the requirements of Part L1 of the current Building Regulations. The building will fully comply with DEFRA standards limiting thermal bridging and air leakage.

The house incorporates large full height windows where appropriate to ensure that all spaces will benefit from good quality natural light.

Domestic heating will be via ground or air source heat pumps and high efficiency under floor heating throughout with individual room thermostats. Low energy electrical equipment and apparatus will be installed where practical, including low-energy lighting.

Photovoltaic solar panels will be installed on the flat roof to provide power for heating domestic hot water.

Ventilation will be via natural means i.e. opening windows and a whole house mechanical ventilation system incorporating an efficient heat exchanger in order to re-use heat generated within the building.

Selection of building materials throughout the construction process will ensure where possible the use of sustainable materials from managed sources. All timber used within the construction of the house will be FSC certified. The choice of materials also reflects future requirements in terms of maintenance, redecoration and replacement.

The flat roof will be a green sedum roof and the east elevation will be a 'green wall' (see below).

4.2. Construction and Demolition Waste

Topsoil excavated during construction will be reused on site to level the rear garden on No.10 and reduce waste and vehicle movements to and from the site.

4.3. Water Conservation

The proposed dwelling will use low flush appliances and supply restrictor valves, low flow showerheads, spray taps and dual flush toilets. This can potentially provide up to 40% saving in water usage when combined with 'A' rated appliances.

Rainwater run-off will be collected in water butts with any surplus running to a rain water recycling system. Grey water will also be collected and recycled.

Permeable paving will be used for the driveway.

4.4. Refuse and Recycling

A refuse and recycling zone will be located at the start of the new drive. Composting areas will be formed in suitable locations within the rear garden to reduce and minimise waste removal from the dwelling.

4.5. Transportation

The property is within walking distance of public transport, including regular bus services to the town centre and train station.

In addition to provision of an office space within the proposed dwelling enables the occupants to work from home thereby reducing traffic movements and carbon emissions accordingly.

Secure cycle storage will be located in a shed within the cartilage of the proposed dwelling.

5. *Accessibility Statement*

The proposals will provide the following:-

- *A driveway with ample space for turning and manoeuvring of wheelchairs. The entire driveway will be hard landscaped and would adequately allow a 900mm path to one side.*
- *Short and easy access distances to the main entrance.*
- *Parking immediately adjacent to the main entrance.*
- *The principle access points into the dwelling will be level.*
- *The front entrance will be illuminated and have a covered porch.*
- *All main ground floor rooms will have manoeuvring space for wheelchairs. All doors and hallways will conform to Part M of the current Building Regulations.*
- *Wall construction will be of masonry throughout to enable handrails to be fixed in the future if necessary.*
- *Provision can be made for a future stair lift to the staircase.*

- *The main bedroom provides a direct route to the ensuite and provides for the possible provision of a hoist.*

6. *Conclusion*

The principle of the redevelopment of the site accords with the relevant planning policies.

The unique nature of the site has presented a distinctive design solution but one which complements and enhances the character of the locality.

In scale, massing and height, the proposal is in keeping with similar houses in the locality and will be constructed of high quality materials, carefully detailed to produce a family house that will complement and enhance its surroundings and aims to reduce its potential impact on the environment.

The design makes the best use of the overlying topography of the site and is in keeping with other consented schemes in the area. It pays respect to the existing landscape setting; retaining and enhancing the existing trees and boundary screening.

All aspects of accessibility, security and the nature of varied users of the proposed house have been considered and the design of the proposal reflects this.

The proposed dwelling truly represents good quality design that aspires to be a highly sustainable building whilst embracing modern methods of construction."

4. CONSULTATIONS

The **Highways Agency** raises no objection.

The **Executive Head of Health, Housing and Community Safety** comments that a precautionary condition should be imposed in respect of contaminated land.

The **Planning Policy Manager's** comments are awaited.

The **Borough Arboriculturist** comments that the proposal is not expected to adversely affect the trees but suitable conditions to secure protection are required.

5. REPRESENTATIONS

At the time of writing, representations from No. 78 Cleveland Road and No. 11 The Plantation have been received, raising the following objections:-

i) The proposed building itself is totally unsympathetic to all of the existing properties surrounding and could be described as a monstrosity and a potential eyesore which would compromise the environment for all of the affected residents. It is completely different from previous proposals and is utterly inappropriate being far too large and far too contemporary and modern in design.

ii) The applicant's efforts to illustrate how the building would not affect their privacy are completely unrealistic. All of the first floor windows will provide a direct view to the neighbour's house and garden in all areas from every perspective totally invading their privacy.

iii) The suggestion that planting a 4m high Beech Hedge would be a solution is not an answer because Beech is deciduous and for the vast majority of the year will have no leaves and in addition will require a huge amount of annual maintenance.

iv) If the applicant sells the property in the future what's to stop a new owner removing the hedge.

v) This construction would vastly compromise residential amenity in terms of noise, dust, debris and general disturbance.

vi) It will affect the sale value of neighbouring properties.

vii) Gardens are no longer regarded as brownfield land and should be appreciated as a valuable resource. Future generations are being denied the chance to have proper gardens.

viii) Much infilling has already taken place along the road, some of it very cramped.

ix) There are objections on exactly the same grounds as before.

x) The proposed alterations bear no consideration to neighbours' concerns and the alteration to create floor to ceiling windows exasperates the problem even further.

6. PLANNING ASSESSMENT

The main issues for consideration are:-

i) The principle of residential development.

ii) The impact on the amenities of future and neighbouring occupiers.

iv) Quality of the design and impact on the character and appearance of the area.

v) Access and parking.

vi) Other environmental matters.

As such the proposal should be principally assessed against saved Worthing Local Plan Policies BE1, H18; RES7, RES12 and Submitted Core Strategy Policies 7, 8 and 9 which have now assumed material weight since the relevant parts have not been seriously challenged at the recent consultation stage. Government Policy is also relevant in Planning Policy Statement 1: Delivering Sustainable Development and Climate Change Supplement; Planning Policy Statement 3: Housing: and PPG13: Transport together with The Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment which under pin the Core Strategy.

The principle of residential redevelopment, dwelling mix and density

Recent changes to Planning Policy Statement 3: Housing have reinforced earlier amendments and reconfigured the policy framework for assessing the principle of residential development in domestic gardens. Domestic gardens are no longer classified as brownfield (previously developed land), and, as such, the priority once enjoyed by residential development on garden land, no longer applies. Effectively, such new development (or "garden-grabbing") now needs to demonstrate that there are persuasive reasons to allow the development in relation to national policy, the Development Plan and any other material considerations, which outweigh the loss, or, impact of the loss, of the garden and the development is, otherwise, acceptable. It is important to note that this does not constitute a blanket ban on residential development in gardens and suitable forms of such development in appropriate locations will continue to be acceptable and necessary. Recent appeal decisions have confirmed this approach.

A number of factors need to be assessed in making the judgement of acceptability.

First, in this particular case, is the fact that the principle of development has been previously established by a recent planning permission (WB/07/0249/OUT refers). The current proposal is for a single dwelling rather than two and is designed in a very contemporary style whereas the outline permission was very open in terms of the details of the form and siting of the dwellings. However, Government policy has evolved since that time, as discussed below, and the previous consent has since elapsed. In short, the planning permission is a material consideration which carries some weight but is not determinative.

A prime issue in terms of current Government policy is the sustainability of the location. Whilst, lying in a residential suburb within the defined urban area, it is on the outer fringe of the town and only enjoys moderate accessibility to local facilities and public transport, though access to the road network (A27) is excellent.

Another factor is how the dwelling type meets identified need. The proposal is a three bedroom house, with modest garden. The submitted Core Strategy, underpinned by Strategic Housing Market Assessment, indicates in Policy 8 that, within suburban areas only limited infilling will be allowed, which will predominantly consist of family houses, whilst Policy 9 indicates that the existing housing stock will be retained unless the proposal results in a net increase in the family housing stock. The aim is to redress the imbalance between family houses and non-family, smaller accommodation to better meet housing need and to protect the character of residential suburbs where family houses prevail. The proposed new dwelling is clearly a "house" and meets an identified housing priority. That said, the loss of part of the rear garden of the existing house (No. 10) would diminish its attractiveness and the usefulness of

this three bedroomed house for future family occupation but not so substantially that permission should be refused.

In addition, how efficiently the development makes use of land is to be considered. National minimum densities have been removed in the recent changes to Planning Policy Statement 3: Housing in preference for locally set standards. No local densities have yet been prepared but, looking at the site and surrounding pattern of development, the proposal would not appear, uncharacteristically cramped or out of character with a number of infill or backland developments having occurred in recent years..

A further issue is the importance of the proposal, numerically, in meeting local housing requirements. The South East Plan and, as a consequence, its targets have recently been rescinded but there is an expectation that a 5 year housing supply will still need to be maintained. In recent years, monitoring of dwelling completions indicates that annualised targets have been exceeded and the Core Strategy makes provision to meet the South East Plan targets, without reliance on "windfall" sites such as this. However, this situation will need to be reviewed to take account of the new Planning Policy Statement 3: Housing and carefully monitored. Indications are, nonetheless, that, historically, such small scale "garden-grabbing" sites have not been significant in housing supply terms.

The impact on the amenities of future and neighbouring occupiers

The proposed dwelling has been reduced in size and re-sited following negotiations. It is broadly similar to the chalet bungalow previously indicated in the (lapsed) outline planning permission and provides the same number of bedrooms, and, though slightly wider, it is no taller. For the most part, it is no deeper and omits a detached garage. As such, it is sufficiently remote from the neighbouring dwellings (even allowing for the rear extension built to No. 10), is set significant distances off the boundaries and is well screened by mature trees, hedges and bushes and fencing to be retained. It is also being partly built in cut. The green roof and green wall would help to camouflage the development still further.

There are no windows proposed in the flank elevations and there would be a minimum distance of 21 metres from the rear of No. 10 to the front elevation of the new house. Other surrounding residential properties would be considerably further away.

The access arrangements are very similar to that previously approved, except for the approved additional screening and buffer area in front of the existing house. Open parking in front of the new dwelling would be well screened and separated from No. 10. The retained back garden for No. 10 and the garden of the new dwelling are both satisfactory in terms of their sizes.

Quality of the design and impact on the character and appearance of the area

In terms of design, the issue is whether tandem backland development remains appropriate in the face of the revised Planning Policy Statement 3: Housing and "garden-grabbing". It is arguable that tandem development can incrementally (almost imperceptibly because it is not usually prominent in the streetscene), erode the character of Arundel Road by subverting the traditional pattern of ribbon development of dwellings directly fronting the trunk road with private rear gardens. Rarely does it positively contribute to or complement the character of an area but, in this case, having regard to the falling levels of the application site and the screen planting, the new house would be largely obscured from street views.

The proposed house is a significant improvement in terms of design quality compared to the illustrative scheme shown in the outline consent for two chalet dwellings. It is also better than the proposed contemporary design in the withdrawn application for a single dwelling. The fact that it is restricted to one dwelling, compared to the outline consent for two, also materially reduces its intrusiveness. Similar backland and infill development already features to some extent on the south side of Arundel Road.

Whilst the contemporary design of the new dwelling stands in contrast to the prevailing form of traditional houses and chalet bungalows, it clearly possesses, in its own right, a marked design quality and integrity. Arguably, the design injects interest into the built environment. Its green credentials are also a strong and persuasive factor. Additionally, the previously granted (but lapsed) consent carries some weight. Finally, the timing of the current application is relevant here. It, like the application to renew the outline consent, was submitted prior to the outline consent lapsing and the changes to Planning Policy Statement 3: Housing. Only as a result of unconnected delays in the determination of the two applications do the applications fall to be assessed against the new garden grabbing policy tests, but, in doing so, there is a clear case for supporting the current proposal, notwithstanding any concerns over the intrinsic form of development.

Access and parking

The access arrangement broadly follows that shown in the illustrative layout accompanying the outline permission for the two chalets. It incorporates a driveway 5 metres wide and 10 metres deep to allow two cars to pass and two vehicles to enter and leave the site at the same time. This would reduce the potential for causing an obstruction on the A27. Although there is a bend to the east of the site, several properties closer to the bend enjoy direct access onto the A27, and, with the deep verge and pavement outside, adequate visibility is attainable. Accordingly, the Highways Agency raises no objection to the access.

In terms of parking, there is scope to provide parking for the retained house at No. 10 Arundel Road in its deep forecourt without harming the trees which are

subject to a Tree Preservation Order. Parking for the new dwelling, together with the turning space for cars, is functionally adequate.

Whilst the site is well connected to the A27, it is generally remote from facilities and the bus service is infrequent but the location is acceptable in sustainable access terms.

Other environmental matters

The commitment to sustainable design and retention of trees is welcomed as previously noted and the measures are supported by the Council's Arboriculturist, subject to suitable conditions. Some erosion of the garden of No. 10 Arundel Road would inevitably occur. Whilst this green space does provide some breathing space and relief for the neighbourhood and will harbour some wildlife interest, the physical loss and fragmentation is not that significant in terms of this scale of development. Furthermore, there is no expectation of any rare or protected species being present in relation to the Biodiversity Desktop study report prepared for the Local Development Framework. The commitment to green design in terms of landscaping and the green roof and wall further helps to mitigate any impacts on the green character of the gardens.

7. CONCLUSION

The principle of residential development on this site was accepted in the previous outline permission for two chalets but this has since lapsed and national policy in the form of Planning Policy Statement 3: Housing no longer lends priority to such development.

However, the proposal does make efficient use of a deep garden, helps satisfy a need for family housing and enjoys an acceptable level of accessibility. The dwelling is modest in scale and sensitively designed, sited and screened to avoid unacceptable neighbour harm and provides a good standard of accommodation for future occupiers. Vehicular access is very similar to that previously approved and is supported by the Highways Agency.

Whilst there can be concerns over the principle of tandem development the contemporary design is satisfactory and the scheme is not conspicuous in the streetscene. It incorporates welcome green features and the impact on the wider green space would not be unacceptable and significantly less than the previous outline consent for two dwellings.

On this basis, the application is supported subject to suitable conditions to safeguard the environment, amenity and safety.

8. RECOMMENDATION

Planning permission be granted subject to the following conditions:-

1. C1AREV Revised Standard Full Condition.
2. C12D No new windows (dwellings).
3. C13LRV Sustainable development.
4. C5B Provide parking before occupation.
5. C6B Turning areas to be agreed and provided.
6. C6F Measures for surface water discharge.
7. Agree boundary treatment.
8. Provide access arrangements as shown and retain sightlines.
9. C6F Measures for surface water discharge.
10. C6K Park/unloading area during construction.
11. C6L Materials/plant area during construction.
12. C7C No extension/alterations to building(s).
13. C7E Provide scheme for dust suppression.
14. C7G Limitation on hours of construction.
15. C8A Agree/provide landscaping scheme.
16. Build in accordance with approved drawings and conditions.
17. C9B Agree samples of materials.
18. Agree architectural details.
19. Provide supplementary buffer and screening to front of No. 10 Arundel Rd and site boundaries.

9. BACKGROUND PAPERS

Observations of the Highways Agency
Observations of the Borough Arboriculturist
Letters of Representation from Members of the Public
Letter of Support from the Applicant or Applicant's Agent
Observations of the Executive Head of Health, Housing and Community Safety
Biodiversity Desktop study report (2009) prepared for the Local Development Framework.

7th September 2010