



**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015**

**Application for Planning Permission for Works or
Extension to a Dwelling**

DECISION NOTICE

Application Ref: AB/2/18/HH

1 To Addressee

Andrew Fuller Associates
Norton Studio
School Lane
Arundel
West Sussex
BN18 9DR

2 Site Address

22 Park Place
Arundel
BN18 9BE

3 Description of Development

Replacement of 9 No. casement windows with new casements & sliding sashes & insertion of a new door opening to the east elevation (resubmission following AB/158/14/HH). This application affects the character & appearance of the Arundel Conservation Area.

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 Drawing Number 14715/03 Rev B - Location & Block Plans - Dated November 2014
 Drawing Number 14715/01 - Existing Plans & Elevations - Dated November 2014
 Drawing Number 14715/02 Rev B - Proposed Plans & Elevations - Dated November 2014
 Email Dated 28 February 2018 - Agreement to Window Details Condition

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 No development shall commence unless and until details including cross sectional drawings, materials and colours to be used in the replacement windows and new door hereby approved have been submitted to and approved by the Local Planning Authority and the details so approved shall be used in their construction and retained thereafter.

Reason: In the interests of amenity to achieve a reasonable visual quality in the buildings in accordance with policy GEN7 of the Arun District Local Plan.

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

INFORMATIVE - The Councils Conservation Officer has advised as follows:

The existing windows are 20th Century fixed-pane with top hung casement over. Their replacement with sash windows is generally found acceptable, although there are no details as part of the application beyond 1:100 scale drawings.

If the application is approved the style and manner of glazing should be reserved by condition. To West Elevation, the sashes should be in the same plane as existing, white painted softwood and single glazed, vertical sliding sashes. It is suggested that windows from another property in the range be copied (rails, glazing bars, horns etc), to ensure visual harmony.

Timber casements to East Elevation should be replicated as existing in white painted hardwood, single glazed. The door style should also be reserved by condition, as there is insufficient detail at a scale of 1:100 to provide comment, although the insertion of a door at this point is supported.

The above should assist and should be borne in mind in respect of condition no.3 on this planning permission.



Neil Crowther
Group Head of Planning

Case Officer: Ross Leal

Date of Decision:

12 March 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the