

Application for Prior Notification

DECISION NOTICE

Application Ref: AB/43/25/PD

1 To Addressee

Ms B Guilbert
Riverside House
2 Fitzalan Road
Arundel
BN18 9JS

2 Site Address

Riverside House
2 Fitzalan Road
Arundel
BN18 9JS

3 Description of Development

Notification for prior approval under Schedule 2, Part 1, Class AA for the erection of 2 additional storeys on existing dwelling house up to a maximum height of 13.5m.

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

Any development under Class AA is permitted subject to the following conditions:

The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Before beginning development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

The development must be completed within a period of 3 years starting with the date of this approval notice.

The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification must be in writing and provide the name of the developer, the address of the dwellinghouse and the date of completion.

INFORMATIVE:

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun District Council's CIL Charging Schedule as adopted on 15th January 2020. Please complete Form 5 Notice of Chargeable Development. This form should be submitted when a development is granted by way of general consent and BEFORE commencement. Shortly after, if applicable, you will receive a Liability Notice.

INFORMATIVE:

The development must be carried out in accordance with the details approved by the Local Planning Authority. For the avoidance of doubt, they are as follows:

- Proposed Floor Plans (Submitted: 13/05/25 & Accepted: 14/05/25).
- Proposed South-East Elevation (Submitted: 05/05/25 & Accepted: 06/05/25).
- Proposed South-West Elevation (Submitted: 05/05/25 & Accepted: 13/05/25).
- Proposed North-East Elevation (Submitted: 05/05/25 & Accepted: 06/05/25).
- Proposed North-West Elevation (Submitted: 05/05/25 & Accepted: 06/05/25).
- Planning Statement For Lawful Development (Dated: 25/03/25).

INFORMATIVE:

Before beginning the development, the developer must provide the Local Planning Authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

The development must be completed within a period of 3 years starting with the date prior approval is granted;

The developer must notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion; and that notification must be in writing and include:

- The name of the developer;
- The address of the dwellinghouse; and
- The date of completion.

This application is subject to the Community Infrastructure Levy (CIL) as levied under Arun District Council's CIL charging schedule as adopted on 15 January 2020.

Please complete Form 5 Notice of Chargeable Development. This form should be submitted when a development is granted by way of general consent.

Shortly after, if applicable, you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as the Assumption of

Liability (Form 2) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2500.

Please familiarise yourself with the CIL charging schedule and processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Harry Chalk

Decision Issued:

16th May 2025

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