



**Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2010 (as amended)**

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

DECISION NOTICE

Application Ref: AL/103/12/

1 To Addressee

HDA Projects Ltd
6 The Old Flour Mill
Queens Street
Emsworth
Hampshire
PO10 7BT

2 Site Address

2 New Cottages
Lidsey Road

PO22 9PF

3 Description of Development

Rear and side two storey extensions and alterations. Resubmission of AL/102/11

4 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 compliance with the conditions specified.

- 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 01 rev A Block and Location Plans, Roof Plan as Existing; drawing 02 rev A Plans and Elevations as Existing; drawing 03 rev C Plans as Proposed; drawing 04 rev C Elevations as Proposed, received on

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

Development shall not commence until full details of the proposed surface water drainage scheme have 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 systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Groundwater 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 extension shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN3, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

Case Officer: Miss K Rawlins

Date of Decision:

25 October 2012

Karl Roberts
Assistant Director Planning & Economic Regeneration

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

DRAFT CONDITION(S) CLEARED NOTICE

HDA Projects Ltd
6 The Old Flour Mill
Queens Street
Emsworth
Hampshire
PO10 7BT

Your Ref: AL/34/13/DOC.

Please ask for:

Mrs J Chapman

24 May 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application to discharge condition 3 (surface water drainage) following a grant of planning permission AL/103/12
New Cottages Lidsey Road, Bognor Regis, West Sussex

Notification regarding the above application:

Condition Number 3

Development shall not commence until full details of the proposed surface water drainage scheme have 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 systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Groundwater 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 extension shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The drainage designs for the surface water disposal arrangements via soakaways - Drg No 1124/P/06 (Wavin designs project number SHE - 080513-01 dated 8th May 2013) for the

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discharge of condition 3 on AL/103/12 are satisfactory. This issue is being administered and controlled under Building Regulations Submission AL/3/13/BR.

Please do not hesitate to contact the above officer if you require any further assistance.

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