



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: AL/45/14/PL

1 To Addressee

Mr Michael Knappett
 The Gallery
 3 South Street
 Titchfield
 Fareham
 PO14 4DL

2 Site Address

Land rear of Swan Court
 Pine Close

 PO20 3AE

3 Description of Development

Erection of 3 No. Detached Dwellings (Plots 1-3 and car port serving Plot 4) (Part alternative to AL/69/10 and AL/89/10)

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 below.

- 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:
- 1643/L01 "Location Plan";
 1643/01 Rev C "Site Layout";
 1643/02 Rev C "Proposed Plans Plot 1";
 1643/03 "Proposed Elevations Plot 1";
 1643/04 Rev C "Proposed Plans Plot 2";
 1643/05 "Proposed Elevations Plot 2";
 1643/06 Rev C "Proposed Plans Plot 3";
 1643/07 "Proposed Elevations Plot 3";
 1643/10 Rev A "Proposed Site Elevation (North)";
 1643/11 "Proposed Site Elevation" (Through Plots 1-4 & Through Flats & Plot 2);
 1643/12 "Proposed Site Elevation" (Plots 1-4);
 1643/13 "Double Garage Plot 1";
 "Trial Hole Location Plan & Details" Ref 20 Rev P1;
 "Private Engineering Layout" Ref 6902(A1)110 Rev P3;
 "Reject/Rubble Filled Soakaway Assessment to BRE Digest 365" Ref 8849 TSA1 Rev 0;
 "Reject/Rubble Filled Soakaway Assessment to BRE Digest 365" Ref 8849 TSA2 Rev 3;
 "Drainage" Ref 300 Rev P3; and
 "G__archive_Archived Data_Archived Data_fa017000 - fa017999_fa017900 - fa017999_fa017971_CAD_TEMP_X Reference_6902 Surv_ins Model (1)".
- Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.
- 3 None of the dwellings hereby permitted shall be occupied until secure provision for cycle storage has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the storage of cycles.
- Reason: To ensure that adequate and satisfactory provision is made for the storage of cycles in accordance with policy GEN7 of the Arun District Local Plan and the National Planning Policy Framework.
- 4 The proposed surface water drainage scheme shall be implemented in accordance with the approved plans namely "Trial Hole Location Plan & Details" Ref 20 Rev P1; "Private Engineering Layout" Ref 6902(A1)110 Rev P3; "Reject/Rubble Filled Soakaway Assessment to BRE Digest 365" Ref 8849 TSA1 Rev 0; "Reject/Rubble Filled Soakaway Assessment to BRE Digest 365" Ref 8849 TSA2 Rev 3; "Drainage" Ref 300 Rev P3; and "G__archive_Archived Data_Archived Data_fa017000 - fa017999_fa017900 - fa017999_fa017971_CAD_TEMP_X Reference_6902 Surv_ins Model (1)". No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.
- Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 5 The applicant shall during the next planting season following the felling of the trees, the subject of this application, plant replacement trees of a species and maturity and in positions approved by the Local Planning Authority and under its supervision and in the event that any such trees die within five years following such planting shall replace them by similar trees in similar positions during the next planting season.

Reason: To retain trees in the interests of the environment of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 6 Once calculated, all trees which are being retained must be protected by a static, vertical barrier that clearly defines any given tree's root protection area.

Reason: To ensure that trees protected by a Tree Preservation Order are not damaged as the trees are an important feature of the area in accordance with Arun District Local Plan policy GEN7.

- 7 No removal of hedgerows or trees shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. However, any vegetation containing occupied nests must be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the Local Planning Authority for approval prior to their erection.

Reason: In the interests of wildlife protection and biodiversity in accordance with NPPF 118

- 9 INFORMATIVE: Please note that related to this permission there is an agreement under Section 106 of the Town & Country Planning Act 1990 pertaining to an commuted sum to be paid towards affordable housing provision within the District.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr S Davis

Date of Decision:

5 November 2014

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
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 First 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pes

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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 public highway (including the placing of skips on highway land).