



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: AL/74/18/PL

1 To Addressee

Guilfoyle Construction Ltd
 The Mill
 Ides Common
 Eartham
 Chichester
 West Sussex
 PO20 3SS

2 Site Address

Woodgate Farm
 Westergate Street

 PO20 3SS

3 Description of Development

Insertion of 1 No. dormer window to front elevation of Plot 1 & alterations to front door surrounds following the grant of AL/5/18/RES.

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 submitted with this application (AL/74/18/PL) and also with AL/5/18/RES:

"Site Location Plan" (1:1250);
 "Site Block Plan with Visibility Splay" ref (01) 102 Rev P3;
 Dwg. (01)101 Rev T5 "Site Plan with Landscape";
 Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan";
 "Ground Floor Plan" ref (02) 201 Rev P3;
 "1st Floor Plan" ref (02) 202 Rev P3;
 "2nd Floor Plan" ref (02) 203 Rev P2 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
 "Roof Plan" ref (02) 204 Rev P2 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
 "North & South Elevations" ref (03) 301 Rev P3 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan");
 "West & East Elevations" ref (03) 302 Rev P3 (part superseded by Dwg. (03)350 Rev P1 "Plot 1 Elevation, 2nd Floor Plan & Roof Plan"); and
 "Proposed Drainage Diversion" ref 171123_02 Rev P3.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1 and T SP1 of the Arun Local Plan.

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No development above damp proof course (DPC) level shall take place until full details of the proposed surface water drainage scheme has 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.

Winter 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.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and retained thereafter.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policy W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because it would not be possible to implement a surface drainage scheme once development had commenced.

- 4 The approved scheme shall be carried out in accordance with the landscape scheme as shown on drawing (01)101 Rev T5 "Site Plan with Landscape". The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 of the Arun Local Plan.

- 5 The approved scheme shall be carried out in accordance with the Construction Management Plan as previously approved by AL/64/18/DOC and which consists of a Construction Methods Statement and two construction management plans detailing the site set up (refs 17-01-110 & 17-01-111). The approved Plan shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 6 The approved scheme shall be carried out in accordance with the approved measures pertaining to the diversion of the on-site public sewer as previously approved by AL/64/18/DOC and which consists of drawing no 17-01-110 Rev P1 "Construction Management Plan - Phase 1" & drawing no 171123_02 Rev C1 "Proposed drainage diversion". The diversion works shall be carried out strictly in accordance with the details approved under Section 185 of the Water Industry Act diversion scheme (Southern Water scheme reference SWS.S185.002181) and any remediation works retained thereafter.

Reason: To protect the existing public sewer in accordance with policies W DM1 and W DM3 of the Arun Local Plan.

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The approved scheme shall be carried out in accordance with the materials as previously approved by AL/64/18/DOC which consists of the following materials and also the use of GRP to the door surrounds (colour white) & dormer (colour grey):

Plot 1:

- K-rend through coloured smooth render in porcelain white to main walls;
- Clay facing brickwork splash-course & soldier headers Terca Wienerberger Jennifer Red Blend laid stretcher bond in natural cement mortar;
- Marley Eternit Modern interlocking Smooth Grey Roof Tiles with grey dry fixed ridges and verges; and
- Reconstituted Bath Stone window sills.

Plot 2

- Clay facing brickwork - Terca Wienerberger Jennifer Red Blend laid stretcher bond in natural cement mortar to main walls;
- Marley Eternit Acme single camber clay plain roof tiles in Heather with matching dry fixed ridges and verges;
- Marley Eternit Acme single camber clay plain vertical hanging tiles in Red Sand; and
- Reconstituted Bath Stone window sills.

The materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy D DM1 and D SP1 of the Arun Local Plan.

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The approved scheme shall be carried out in accordance with the covered & secure cycle parking spaces as previously approved by AL/64/18/DOC with reference to drawing (01)101 Rev T5 "Site Plan with Landscape". The cycle spaces shall then be permanently retained thereafter.

Reason: To provide alternative travel options to the use of the car in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework..

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The approved scheme shall be carried out in accordance with the covered & secure cycle parking spaces as previously approved by AL/64/18/DOC with reference to drawing (01)101 Rev T5 "Site Plan with Landscape". None of the buildings shall be occupied until the parking spaces/garages and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/garaging of vehicles.

Reason: To provide car-parking spaces for the use in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 10 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats), the interests of minimising crime and to minimise unnecessary light spillage outside the development site in accordance with policies QE SP1, QE DM2 & ENV DM5 of the Arun Local Plan.

- 11 The access to the proposed site shall be 5m in width and shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

- (1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-
- (2) (a) A line 2.4 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Hook Lane.
- (b) Lines 43 metres long to the east & the maximum achievable to the east (20m) measured along the nearer edge of the carriageway of Hook Lane, from their intersection with the centre line of the proposed access.
- (c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policy T SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 12 In accordance with the approved drawings, the following windows shall be obscure glazed and shall be permanently retained as such:

Plot 1 - front ground floor WC window;
 Plot 1 - rear first floor bathroom window;
 Plot 1 - rear first floor en-suite window;
 Plot 2 - front ground floor WC window;
 Plot 2 - rear first floor bathroom window; and
 Plot 2 - rear first floor en-suite window.

Reason: To protect the amenities and privacy of adjacent existing and proposed properties in accordance with policies D DM1 and D SP1 of the Arun Local Plan and the National Planning Policy Framework.

- 13 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (as amended) (or any Order revoking or re-enacting this Order) no extensions or alterations to the roof (including dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policies D DM1 and D SP1 of the Arun Local Plan and the National Planning Policy Framework.

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: Please note the following Southern Water guidance:

* The construction of permeable paving over public or adoptable sewers will not be acceptable. The design of drainage should ensure that no land drainage or groundwater is to enter public sewers network; and

* No new soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewers.

INFORMATIVE: The applicant is advised to contact WSCC Highways (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

15 November 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.

Otherwise, if you want to appeal against this decision then you must do so within 6 months 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