

WEST SUSSEX

ARUN DISTRICT COUNCIL

Application No.
Town Hall,
Clarence Road,
Bognor Regis, Sussex.
PO21 1LH
Tel. Bognor Regis 1141
STD 024 42

APPENDIX FOUR

DECISION NOTICE
FOR APPLICATION
P/71/75

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS, 1973 to 1974

To Pennant Developments Limited,
Breakspear House, Dury Street,
Bristol, Gloucestershire.

In pursuance of their powers under the above-mentioned Act and Orders, the Council hereby notify you that they PERMIT the following development, that is to say:-

20 linked detached houses and 2 detached houses (22 units) - Pinehurst Park,
Newarts Lane, Aldwick, Bognor Regis, Sussex.

to be carried out in accordance with your application and plan No. P/71/75 (as modified
by the undermentioned conditions if any) submitted to the Council on 18th May 1975
(and in accordance with the relevant correspondence a copy of which is attached*) and subject to compliance with the
conditions specified hereunder:-

1. The development for which permission is hereby granted must be begun not later than the expiration of 5 years beginning with the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 to 1974, no gate, fence, wall or other means of enclosure shall be erected or constructed forward of the buildings hereby permitted unless permission is granted by the Local Planning Authority on an application in that behalf.
3. No dwelling shall be occupied until access and parking space for vehicles shall have been provided in accordance with plans to be approved by the Local Planning Authority.

continued.....

The reasons for imposing the above conditions are:-

1. To comply with Section 41 of the Town and Country Planning Act 1971.
2. In order to safeguard the character and visual amenities of the locality.
3. To ensure that adequate and satisfactory provision is made for the garaging and parking of vehicles clear of all carriageways.

continued.....

CONDITIONS (Continued)

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4. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1973 to 1974, no garage shall be erected on the site without the prior written approval of the Local Planning Authority to the siting and design of such garage.

5. Before development is commenced there shall be submitted to and approved by the Local Planning Authority:

- (a) A specification for the construction of the roads and footpaths.
- (b) A programme for the making up of the roads and footpaths.
- (c) Details of the position of the road buildings and method of surface water disposal.

All roads and footpaths shall be laid out and constructed in accordance with the specification, programme and details approved in accordance with this condition and such works shall be completed that, upon occupation, every dwelling shall be provided with satisfactory access to an existing highway. The final surfacing of the roads and footpaths shall be completed within three months from the date when the construction is commenced of the penultimate dwelling for which planning permission is hereby granted.

6. The buildings shall not be occupied until the road serving the development hereby permitted has been constructed, surfaced and drained to the satisfaction of the Local Planning Authority.

7. The existing access to the site shall be permanently stopped up and obliterated to the satisfaction of the Local Planning Authority before the buildings are occupied.

8. No trees on the site at the date of this permission, shall be felled, topped, lopped or destroyed without the approval in writing of the Local Planning Authority.

9. The layout of the proposed development shall be designed that it shall not prevent future vehicular and pedestrian access to the land to the South if and when development occurs on that land.

REASONS (Continued)

- 4. To enable the Local Planning Authority to control the development in detail in the interests of amenity.
- 5. To secure satisfactory standards of access for the proposed development.
- 6. To secure satisfactory standards of access for the proposed development.
- 7. In the interests of road safety.
- 8. In order that the Local Planning Authority may control the detail of the development in the interests of visual amenity.
- 9. To secure a satisfactory overall integration of development.

The arrows point to the key condition of the Planning Permission to build the dwelling in 1975

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

NOTES

TOWN AND COUNTRY PLANNING ACT, 1971

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 76 of the Town and Country Planning Act, 1971 within six months of receipt of his notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment (Caxton House, Tothill Street, London, S.W. 1.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements include Sections 76, 77 and Schedule 12 paragraph 1(2) of the Town and Country Planning Act, 1971.)
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.
- (3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.
- (4) Further correspondence about this application should quote the reference number at the top right hand corner of the form.
- (5) Where this notice concerns a notice of development...