

**TOWN AND COUNTRY PLANNING ACT 1990****DECISION NOTICE**

Application Ref: AW/287/05/

**1 To Addressee**

Stephen Jupp MRTPI  
348 Chichester Road  
Bognor Regis  
West Sussex  
PO21 5BX

**2 Site Address**

2 Worcester Close  
West Meads  
Bognor Regis

**3 Description of Development**

Erection of detached bungalow. Amended roof design from previously approved AW/30/05

**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 plan and subject to compliance with the conditions specified.

- CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- CONDITION 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.
- Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- CONDITION 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwellinghouse 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: In the interests of visual amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- CONDITION 4 The dwelling shall not be occupied until the parking space 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 of vehicles.
- Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- CONDITION 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gate, fence, wall or other means of enclosure shall be erected or constructed in front of the forwardmost parts of the proposed building which front on a highway unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: In order to safeguard the character and visual amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- CONDITION 6 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such screen walls and/or fences associated with them have been erected.
- Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Case Officer: Mrs A Gardner

Head of Planning Services  
Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

**23rd December 2005**

A handwritten signature in black ink, appearing to read 'Cantwell', with a stylized, cursive script.

**Stephen Cantwell  
Planning Control Manager**

**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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.