TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: AW/2/02/

1 **To Addressee**

Mr M J Wheatland
The Summerhouse
18 Coney Six
East Withering
Hants
PO20 8DL

2 **Site Address**

Plot 43
Land to the rear of Queenslawn
The Drive
Aldwick

3 **Description of Development**

Details in pursuance of outline approval AW/187/98 for a new house and garage.

4 Approval of reserved matters following outline approval.

In pursuance of their powers under this Act and related Orders and Regulations the Council APPROVE The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 2 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping hard and soft, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the

development.

CONDITION 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 years from the completion of the 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.

CONDITION 4 Details of all trenches or pipe runs for services and drain to be installed shall first be submited to and approved in writing by the Local Planning Authority. No trenches or pipe runs for services and drains shall be cut or laid within 6 metres of the bole of any existing tree to be retained on this or adjoining sites.

Reason: To protect tree roots from damage likely to lead to the loss of trees.

CONDITION 5 No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes, hedges to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 6 metres or such distance as shaall first be agreed in writing by the Local Planning Authority except for the protection of the Cedar tree to the north of the site where a stout fence should be provided at a distance of 6 metres parallel with the rear of the proposed dwelling.. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority nor shall any fuel or liquids be discharged which would be harmful to trees, bushes or hedges. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

CONDITION 6 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage.

CONDITION 7 The driveway the subject of this approval shall be moved 0.8m away from the existing holly tree in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. Details of the construction of the driveway and foundations, including section drawings and a method statement to include a description and method to protect existing trees and their root systems, shall be submitted to and approved in writing by the local planning authority before development is commenced and the driveway shall be constructed in acordance with the recommendations made in the report by Chris Yarrow and Associates dated 26th June 2002. This condition shall apply notwithstanding any information contained in the current application.

Reason: In order to ensure the protection of the trees, including those

covered by a Tree Preservation Order.

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

Case Officer: Mr K Wheway

7th August 2002

Decision Notice Issued:

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT