



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015

Application for Planning Permission for Works or
Extension to a Dwelling

DECISION NOTICE

Application Ref: AW/71/18/HH

1 To Addressee

fiftypointeight Architecture + Interiors
 Stocklund House
 East Street
 Chichester
 West Sussex
 PO19 1JE

2 Site Address

36 Kingsway
 Aldwick
 PO21 4DH

3 Description of Development

Demolition of existing ground floor extensions to front of property, construction of a single storey rear extension & reworking of existing external hard & soft landscaping including new vehicular access onto Kingsway. This application affects the character & appearance of the Craigweil House Conservation Area.

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:

C0019-P001 Location Plan Rev B;
 C0019-P004 Proposed Site Plan Rev I;
 C0019-P111 "Proposed Ground Floor Plan" Rev E;
 C0019-P112 "Proposed First Floor Plan" Rev B;
 C0019-P211 "Proposed South Elevation" Rev B;
 C0019-P212 "Proposed West Elevation" Rev B;
 C0019-P213 "Proposed North Elevation" Rev B;
 C0019-P214 "Proposed East Elevation" Rev B;
 C0019-P215 "Proposed North Elevation - Context" Rev G;
 C0019-P216 "Proposed East Elevation - Context" Rev C;
 C0019-P218 "Proposed Section through drive"; and
 C0019-SK028 "3D Model - Proposed" Rev B.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun District Local Plan 2011-2031.

- 3 All construction works are to be carried out in strict accordance with the Tree Survey; Arboricultural Impact Assessment; and Arboricultural Method Statement Report all prepared by the Landscape Partnership (REV D - 03/08/18) including the Tree Protection Plan dwg.no. AIA/AMS drawing no.602 - Rev B. and Cellweb Section - Tree Root Protection dwg no. GS-CW-BP-75.

Reason: To comply with BS5837 and the National Planning Policy Framework to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure that the trees are protected prior to commencing any building works.

- 4 Prior to any construction works taking place or the introduction of any machinery and plant to the site, the following issues must be resolved to our satisfaction:-

A Pre-Commencement Site Meeting is to take place between the Arun District Council Tree Officer and the Arboricultural Expert representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837 and have been erected and positioned exactly as shown on the Tree Protection Plan ref: AIA/AMS drawing no.602 - Rev B.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun District Council Tree Officer.

Reason: To comply with BS5837 and the National Planning Policy Framework to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality are not compromised so they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure that the trees are protected prior to commencing any building works.

- 5 No development in respect of the new driveway/new hard surfacing shall take place unless and until a schedule of porous materials and finishes to be used for the new proposed hard surfacing/driveway have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the new hard surfacing/driveway.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Conservation Area in accordance with policies D DM1 & HER DM3 of the Arun District Local Plan 2011-2031.

- 6 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 & HER DM3 of the Arun District Local Plan 2011-2031.

- 7 The materials and finishes of the new gates and gate posts shall match in colour, style and texture with those of the existing vehicle & pedestrian gates on the Kingsway frontage.

Reason: In the interests of amenity in accordance with policies D DM1 & HER DM3 of the Arun District Local Plan 2011-2031.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the

National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

8 August 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.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks 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