

A/165/14/PL

ex thomas

Decision for A/135/09

From: <planning.responses@arun.gov.uk>
To: [REDACTED]
Sent: 28 January 2010 16:30
Subject: Planning Decision Notice on A/135/09/ : Littleworth House

To: Mr R Thomas

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

APPLICATION NO: A/135/09/

Site Address: Littleworth House High Street Angmering BN16 4AW

Grid Reference:

Category: Plan Applicat'n

Description of Works: Renewal of unimplemented planning permission A/164/04/ for the conversion & extension of existing garage to form dwelling

After careful consideration by the Council the above proposal has been Approved Subject to Conditions. Follow the link below to view the decision in full. **Please read the notes attached to the decision as they are very important.**

[Click here to view the decision](#)

Please note - you may need to allow a small time delay before viewing the decision on the above link.

Please could you spare a few minutes and complete our customer satisfaction survey by clicking on this link.

Yours sincerely

Mr J Smith

Planning Case Officer

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406

Important Notice

25/03/2010

Return

Sequence Number	Details
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.
2	This permission relates to the following approved plans:- 592/03/AB; 592/04/ABC Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.
3	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 roofs 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 GEN7 of the Arun District Local Plan.
4	No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with the approved details. 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 GEN7, AREA2 of the Arun District Local Plan.
5	The building shall not be occupied until the parking spaces and turning facility 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 and turning of vehicles. Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7, GEN12 of the Arun District Local Plan.
6	The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles. Reason: To ensure a satisfactory standard of development in accordance with policy GEN7 of the Arun District Local Plan.
7	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the west wall or the west and north roof slopes of the dwelling without the prior permission of the Local Planning Authority on an application in that behalf. Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7, DEV19 of the Arun District Local Plan.
8	The front flint boundary wall shall be maintained and remedial methods to prevent its failure shall be applied. In the event of irreparable failure, the wall shall be rebuilt in accordance with details submitted to and approved by the Local Planning Authority. Reason: In the interests of amenity in accordance with policy GEN7, AREA2 of the Arun District Local Plan.
9	INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995 SUMMARY This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area including the setting of the listed building, or the character and appearance of the conservation area and there are no material considerations to indicate otherwise. RELEVANT POLICIES LOCAL PLAN: GEN2, GEN7, AREA2 NATIONAL POLICIES: PPS1, PPS3, PPG15 This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.