

Unit 1 Gosling Craft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT



Arun District Council
Planning Department

Our ref:

Date: 17th December 2018

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

Address: Brenlara (rear of Wood Designs), Roundstone Bypass, Angmerling

Planning application: A/35/18/PL

This report is to accompany the application form for the discharge of 3No. outstanding planning conditions. The new dwelling at the rear of Wood Designs has been constructed and was completed in August 2018. The 3 conditions that we are applying to discharge are as follows:-

3. No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building hereby approved have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

7. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

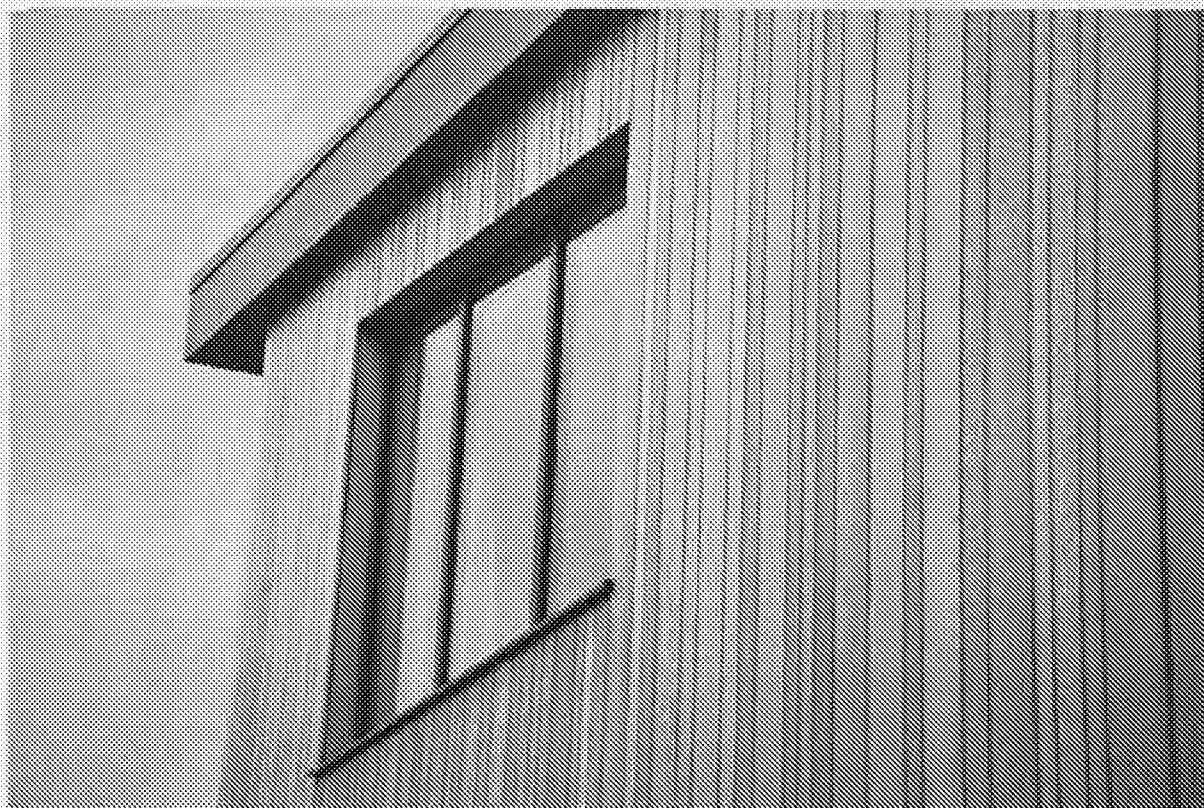
8. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Condition No. 3 - Schedule of Materials

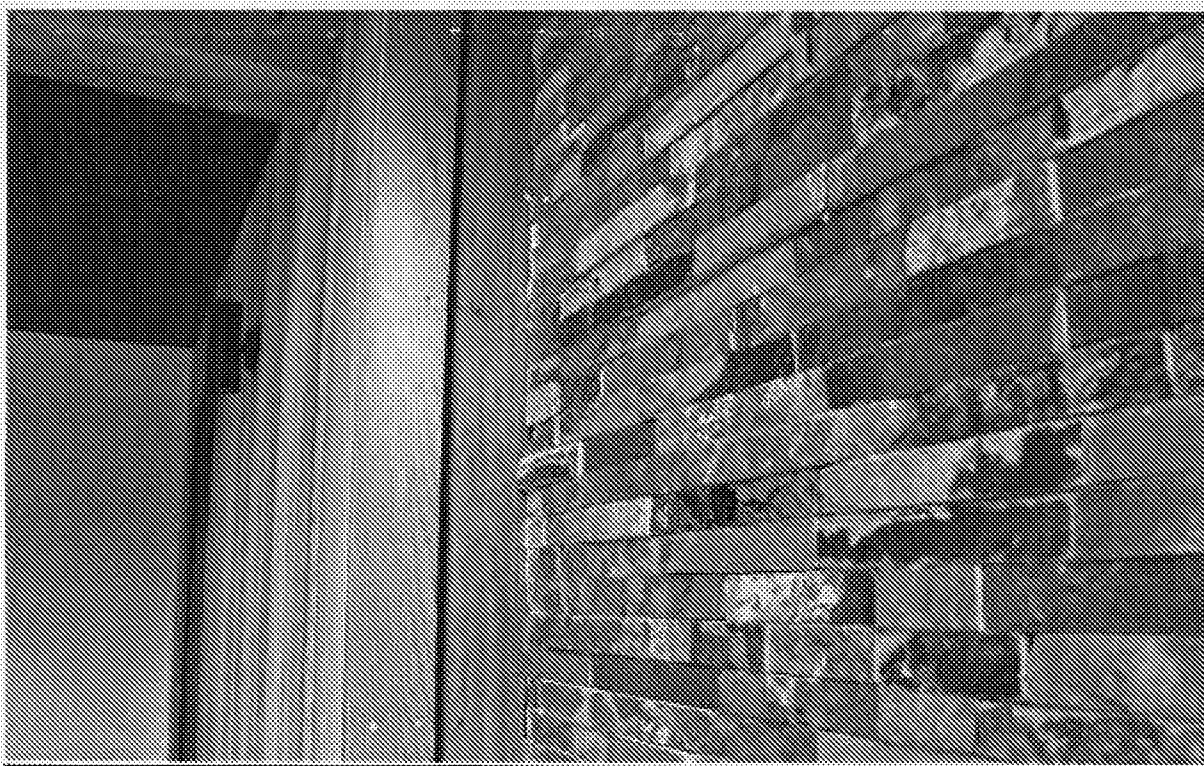
Lower part of walls –	Render
Upper part of walls –	Larch cladding
Entrance wall -	Stacked slate
Roof –	Grey single ply membrane
Windows –	Grey Aluminium

The photos below show the finishes that were shown on the approved drawings, larch cladding and render.

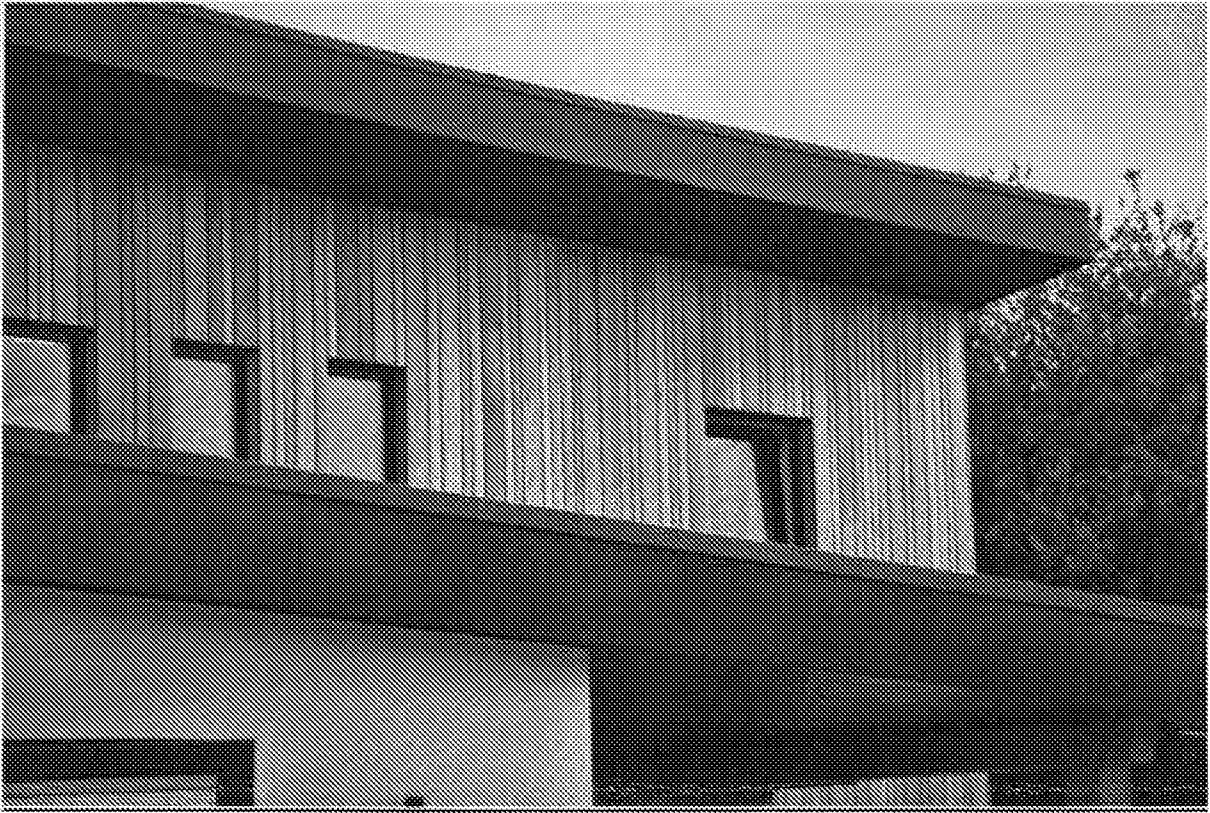




The photo above shows the vertical larch cladding at first floor level with grey aluminium windows and eaves detail.



The photo above shows the stacked slate detail adjacent to the front door.



Condition No. 7 – Car Parking

The dwelling has been completed and several car parking spaces have been provided for off road parking.

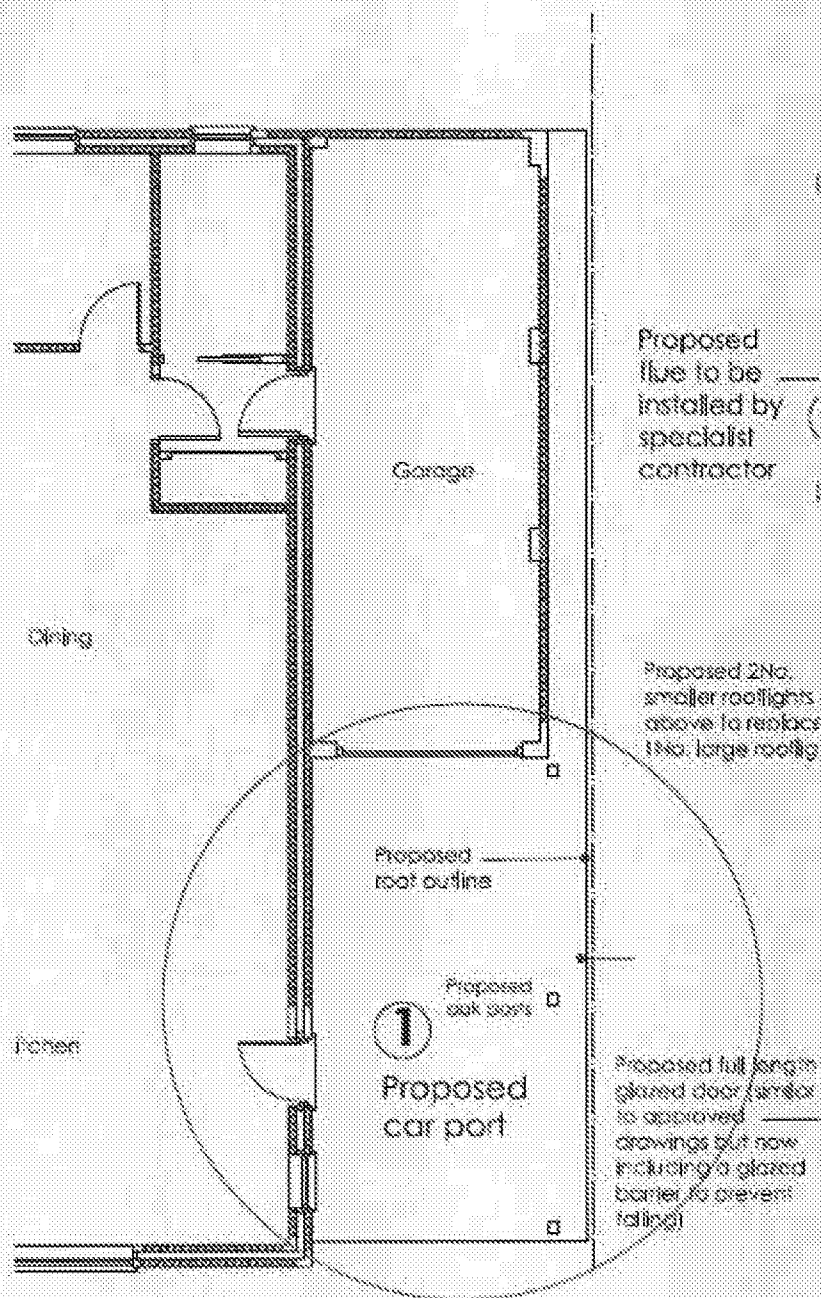
Please see the photo below showing the parking area.



The photo above shows the completed dwelling at the rear of Wood Designs workshop and the finished access driveway and car parking. This was completed prior to occupation and provides parking for several vehicles. The driveway also includes a turning area to ensure vehicles exit the site in a forward motion.

Condition No. 8 – Cycle storage

The client has decided to store the cycles in the garage for security reasons. A new planning application was approved for a car port adjacent to the garage and therefore the client will use this for vehicle parking and the garage used for cycle storage. The section from the floor plan below shows the approved garage and car port.





The photo above shows the completed dwelling at the rear and the garage on the right hand side. The garage will be used for secure cycle storage.

