



**The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6
Application for Approval of Reserved Matters Following
Outline Approval**

DECISION NOTICE

Application Ref: A/81/18/RES

1 To Addressee

Future Planning and Development
2 Wardrobe Place
London

EC4V 5AH

2 Site Address

Quiet Waters
Roundstone Lane

BN16 4AX

3 Description of Development

Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. This application is a Departure from the Development Plan.

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 approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing Number 1084-Ang100 Rev. A - Location Plan
 Drawing Number 1006-Ang101 Rev. O - Site Layout Plan
 Drawing Number 1006-Ang103 Rev. C - Affordable Housing Plan
 Drawing Number 1006-Ang104 Rev. D - Proposed Street Scenes
 Drawing Number 1006-Ang110 Rev. C - Apartments Ground and First Floor
 Drawing Number 1006-Ang111 Rev. C - Apartments Second Floor and Roof Plan
 Drawing Number 1006-Ang112 Rev. C - Apartments Front and Side Elevations
 Drawing Number 1006-Ang113 Rev. C - Apartments Rear and Side Elevations
 Drawing Number 1006-Ang114 Rev. B - House Type A: Plans and Elevations
 Drawing Number 1006-Ang115 Rev. C - House Type B: Plans and Elevations
 Drawing Number 1006-Ang116 Rev. C - House Type C: Plans and Elevations
 Drawing Number 1006-Ang200 - House Type B1: Plans and Elevations
 Drawing Number 1006-Ang210 - House Type B2: Plans and Elevations
 Drawing Number 1006-Ang220 - House Type C1: Plans and Elevations
 Drawing Number 1006-Ang230 - House Type C2: Plans and Elevations
 Drawing Number 1006-Ang236 - House Type C3: Plans and Elevations
 Drawing Number 1006-Ang150 - Post and Rail Fence
 Drawing Number 1006-Ang151 - 1800mm Close Boarded Fence
 Drawing Number 1006-Ang152 - 1500mm Close Boarded Fence
 Drawing Number 1006-Ang153 Rev. A - Cycle Parking Plan / Stands
 Drawing Number J5762/EX11 - Proposed Site Layout
 Drawing Number J5752/HW01 Rev. A - Proposed Main Access Road Levels
 Drawing Number J5752/HW03 Rev. A - Tracking Drawing 1
 Drawing Number J5752/HW04 Rev. A - Tracking Drawing 2

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 2 No dwelling shall be occupied until the parking spaces, turning facilities and garages for that dwelling shown on the approved plans have been provided and constructed for the dwelling to which they relate. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 3 Prior to first occupation, the details of the pedestrian access link between the application site and Cresswell Park, developed by CALA Homes to the north shall be submitted to and be approved in writing by the Local Planning Authority and retained as agreed thereafter. The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the agreed details.

Reason: In the interests of amenity and of the environment of the development, in accordance with Policy D DM1 of the Arun Local Plan.

4

The bathroom windows on Plots 6, 8, 12, 13, 14, 15, 16, 17, 18 and the landing window on the second floor of Plot 7 are to be permanently fitted with windows to be obscure glazed and fixed shut to a height of 1.7 metres above ground floor level.

Reason: In the interests of residential amenity and of the environment of the development, in accordance with Policy D DM1 of the Arun Local Plan.

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: Michael Eastham

Date of Decision:

13 November 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.

Otherwise, if you want to appeal against this decision then you must do so within 6 months 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