



**SUSSEX BUILDING
CONSULTANCY LIMITED**
3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Mr D Vick
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

8 April 2019

Dear Mr Vick,

**Ref New dwelling. – Rear of 182 Chichester Road, Bognor Regis. –
Discharge of Conditions Application for LPA Ref. BE/66/16/PL.**

I refer to the above mentioned development and the planning approval dated 4 July 2016.

There were a number of conditions imposed on the approval, some of which require formal discharge, namely;-

1. Start within 3 years.
2. List of plans permission is based upon.
3. Schedule of materials and finishes.
4. Surface water drainage scheme details and design.
5. Landscaping scheme.
6. Details of screen fencing and walls.
7. Cycle storage details.
8. Garage and hard standing to be constructed prior to occupation.
9. First floor side facing windows to be glazed with obscure glass and non-opening below 1.7 metres from floor level.
10. No other windows on flank walls allowed other than those shown on the approved plans.
11. Some Permitted Development rights removed.

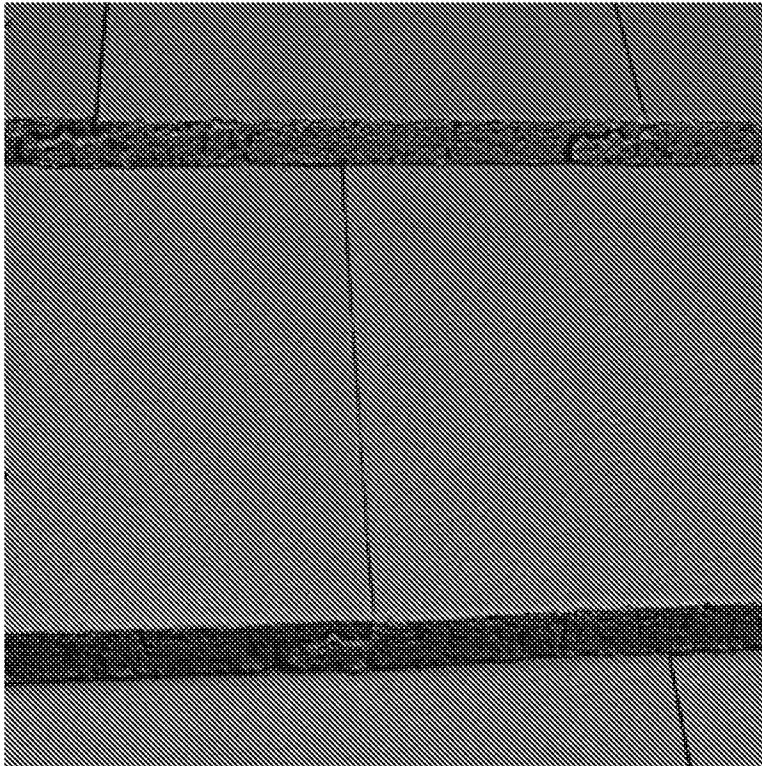
Those highlighted in red (No's. 3, 4, 5, 6 and 7) are to be the subject of this DOC application.

Condition No. 3

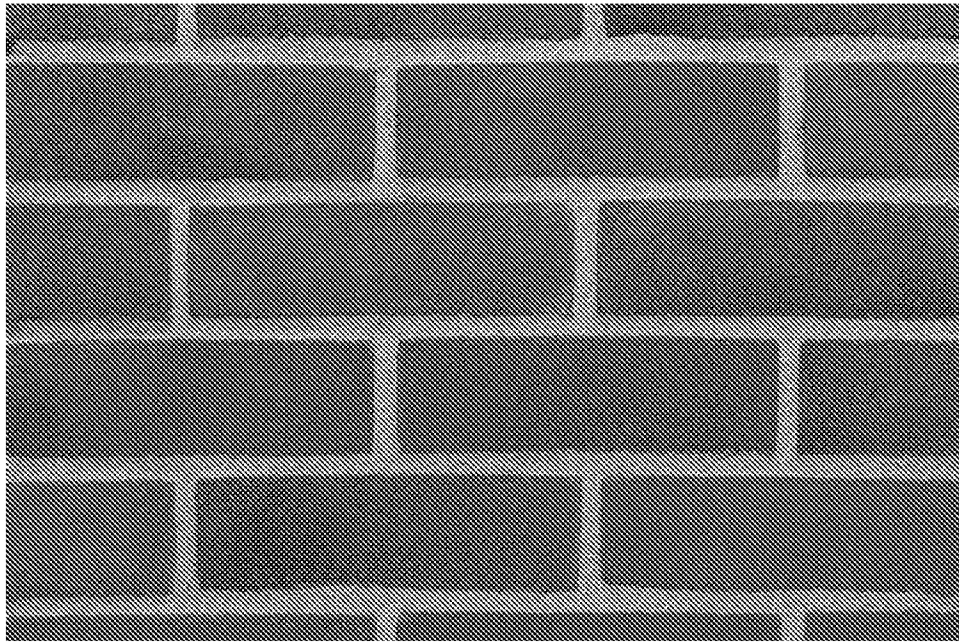
No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls (and roofs) of the proposed building have been submitted to and approved by the Local Planning Authority and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

Materials proposed with the development are as follows:-

Roof tiles – Grey 'Marley Modern' Interlocking tiles.



Brickwork – Weinberger Orange Gilt Facing in Flemish bond.



Condition No. 4

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Percolation tests on the sub soil have been undertaken by RC Associates and a full design package will follow soon.

Condition No. 5

No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees

and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five years from the completion of 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.

A landscaping plan is attached indicating the proposed layout and planting. The driveway will be permeable paving;-

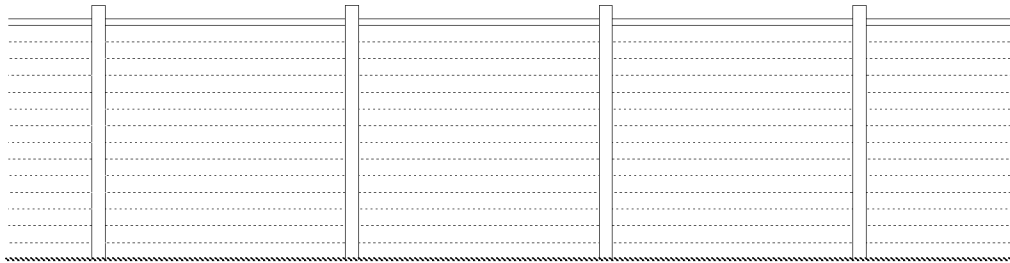


Brick paved driveway – Marshalls Driveline Priora permeable block paving – charcoal.

Condition No. 6

No development above damp proof course (DPC) level shall take place until details of screen fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until the approved screen fences have been erected.

The existing timber fencing and blockwork walls are to be retained where noted with the only new additions to be the 900 mm high face brick wall to the front elevation and the 1,800 mm 'waney lap' timber fencing to the boundary with No. 184 Chichester Road.



WANEY EDGE FENCING

Condition No. 7

Details for the secure storage of bicycles within the application site curtilage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The secure cycle storage so approved shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

The timber cycle storage shed details are included with this application.

Samples of the paving, brick and tiles will accompany this application to be delivered separately if and when requested.

I hope that this detail is self-explanatory and I look forward to receiving confirmation of the acceptance of the proposals, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE