



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: BN/13/14/

1 To Addressee

Croudace Homes Ltd
 Croudace House
 Tupwood Lane
 Caterham
 Surrey
 United Kingdom
 CR3 6XQ

2 Site Address

Land at Goodacres
 Barnham

3 Description of Development

Approval of Reserved Matters following Outline Approval BN/15/11 for Appearance, Landscaping, Layout and Scale for 75 dwellings. Departure from the Development Plan and Affects a Public Right of Way.

4 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 compliance with the conditions specified below.

- 1 No development shall be carried out unless and until a statement of architectural detail has been submitted to and approved in writing by the local planning authority. The 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

2

The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan 117/001
 Site Layout 117/010 G
 Materials Plan 117/011 F
 Parking, Refuse & Cycle Storage Plan 117/012 F
 Enclosures Plan 117/013 F
 Tree Constraints & Protection Plan 117/014 F
 Landscape Strategy 117/020 A
 Landscaping - Typical Plots 117/021 A
 Landscape Scheme - Sheet 1 of 2 117/022 B
 Landscape Scheme - Sheet 2 of 2 117/023 B
 Existing Site Survey - 3 Sheets 4519
 Type B637 - Plot 1 117/100
 Type B723 - Plots 51 & 52 117/101 A
 Type B636 - Plots 53 & 54 117/102 A
 Type B636 - Plots 55 & 56 117/103 A
 Types B637 & B723 - Plots 57 & 58 117/104
 Type B728 - Plots 2 - 6 117/105 B
 Types P200 & P201 - Plots 10-13 117/106 B
 Type B730 - Plots 14 & 15 117/107 A
 Type B730 - Plots 37, 38, 46, 47, 61 & 62 117/108 A
 Type B266 - Plot 16 117/109 A
 Types B729 & B730 - Plots 17 & 18 117/110 A
 Type B729 - Plots 19 & 20 117/111 A
 Type P174 - Plots 21 & 22 117/112
 Types P200 & P171 - Plots 23 & 24 117/113 A
 Type P201 - Plots 25 - 32 117/114 A
 Type B678 - Plots 33 & 34 117/115
 Type S721 - Plots 35, 36, 63, 64, 68 & 69 117/116
 Type B291 - Plot 37 - 40 117/117 A
 Type P202 - Plots 41 & 50 117/118 A
 Type P200 - Plots 42 - 45 117/119 A
 Types B730 & B678 - Plots 48 & 49 117/120 A
 Types S104 & B730 - Plots 59 & 60 117/121 A
 Types B729 & B730 - Plots 65-67 & 70-72 117/122 A
 Type S623 - Plot 73 117/123 A
 Type S623 - Plot 75 117/124 A
 Type B678 - Plot 74 117/125
 Single Garages 117/126 A
 Double Garages 117/127 C
 Carports 117/128 A
 Street Scenes 117/129 D
 Street Scenes 117/130 D
 Type B728 - Plots 7-9 117/131

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including dormer windows) to the dwelling houses listed below shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Drawing 117/010/G

Plots 8 - 9
Plots 11 - 13
Plot 16
Plots 25 - 27
Plots 30 - 32
Plots 35 - 36
Plots 38 - 40
Plots 59 - 60
Plots 63 - 64
Plots 68 - 69

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages 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, turning and garaging 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 of the Arun District Local Plan.

- 6 INFORMATIVE: For the sake of clarity, this planning permission does not grant any permission for anything other than emergency access between the application site and Halliford Drive in accordance with the proposals approved under BN/15/11.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr N Crowther

Date of Decision:

2 July 2014

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
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 First 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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 public highway (including the placing of skips on highway land).