TOWN AND COUNTRY PLANNING ACT 1990

BN/36/87

Outline Application for
erection of 2 no. bungalows
with detached garages

Land off Church Lane
Barnham
Bognor Regis
West Sussex

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 plan and subject to compliance with the conditions specified.

TO: Mr W W Humphreys
14 Frarydene
Prinsted
Nr Emsworth
Hants PO10 8HU

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

ARUN DISTRICT COUNCIL:BN/36/87

17th February 1988

BN/36/87	Outline Application for erection of 2 no. bungalows with detached garages	Land off Church Lane Barnham Bognor Regis West Sussex

CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the layout of the site;
(b) the siting, design and external appearance of the buildings;
(c) the landscaping of the site;
(d) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 3 : This permission relates to the substitute plan and application forms received on 29th December 1987 and not to the plan originally submitted with the application.

REASON : For the avoidance of doubt.

CONDITION 4 : This permission does not purport to grant consent to the layout indicated upon the submitted plan which is for illustrative purposes only.

REASON : For the avoidance of doubt.

CONDITION 5 : The proposed bungalows and garages hereby permitted shall be constructed with low profile roofs.

REASON : In the interests of the amenities of adjoining residential development.

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CONDITION 6 : Before development is commenced details of proposed site boundary demarcation shall be submitted to and approved by the Local Planning Authority.

REASON : In the interests of amenity

CONDITION 7 : The access from the site to Church Lane shall be laid out to provide a visibility splay on the south side.
This splay shall be:-

(2) (a) A line 2.4 metres long measured along the centre line of the access from the line of the nearer edge of the carriageway of Church Lane

(2) (b) A Line 30 metres long on the south side the access measured along the nearer edge of the carriagway of Church Lane, from its intersection with the centre line of the access.

(2) (c) The straight lines joining the termination of the above lines

line and splay area has been provided and thereafter the said sight line and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.
In the interests of road safety.

REASON :

CONDITION 8 : The proposed access drive serving the development shall be laid out with a minimum width of 4.1 metres.

REASON : In the interests of the road safety.

CONDITION 9 : Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 to 1987 the bungalows and garages hereby permitted shall not be extended or altered without the prior permission of the Local Planning Authority on an application in that behalf.

REASON : To protect the amenities of adjoining residential properties.