TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: BR/126/05/

1 **To Addressee**

Anthony Greenwood Assocs Ltd
94 The Street
Rustington
West Sussex
BN16 3NJ

2 **Site Address**

Empire Court, Former Car
Audio Centre and
1-6 Charlwood Street
Bognor Regis

3 **Description of Development**

Resubmission of BR/460/04 - 6 no. flats and parking spaces together with amendments to planning permission BR/378/03 - (affecting 4 No Flats) re-configuration of layout and elevation to SE aspect. Blocking up and re-positioning of windows in the north and east elevations of 1-6 Charlwood Street.

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings 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.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in

accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 The buildings shall not be occupied until the parking spaces (including cycle spaces) 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 of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 The new windows in the east elevation of the existing building shall be installed before the construction of the flats hereby approved reaches second floor level.

Reason: In the interests of the amenities of existing occupants in accordance with policy GEN7 of the `Arun DistrictLocal Plan.

CONDITION 6 At each of the first and second floor levels of the existing flats at Charlwood Street, the new window to be installed closest to the north east corner of the existing east wall of the building as shown on the submitted plans, shall permanently comprise 800mm width and not 1400mm width as shown. Drawings to show the windows at this width shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason. In order to minimise the risk of overlooking to the rear of existing flats at Aldwick Road and for the sake of clarity. In accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

CONDITION 7 The bedroom windows closest to the south east corner of the proposed flats in the east (rear) elevation of the proposed building, at first, second and third floor level, shall be either;

i) permanently glazed with uncoloured obscure glass and, up to a height of not less than 1.65m above internal floor level fixed and openable, or
ii) 'high level' type windows with a cill height not less than 1.65m above internal floor level, or
iii) constructed and permanently maintained as shallow bay/'chevron' type windows such that the vertical glazed face of each window is set at angle not less than 25 degrees to the proposed rear wall of the building, so that the windows face in a north-easterly direction.

Details, including drawings of which of the above methods is to be used in the development shall first be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development.

Reason. In order to minimise the risk of overlooking to the rear of existing flats at Aldwick Road and for the sake of clarity. In accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

CONDITION 8 The bathroom windows in the east (rear) elevation of the proposed building shall at all times be glazed with obscured glass and fixed to be permanently non-opening up to a height of not less than 1.65m above internal floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and

GEN7, DEV19 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr D J Vick

30th June 2005

Decision Notice Issued: 30th June 2005

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