TOWN AND COUNTRY PLANNING ACT 1990

BR/145/95

Demolition of existing church and associated buildings
and redevelopment of site with 2no.detached and
2no.semi-detached houses with on-site parking.

Land between 42 & 48 Sudley
Road
Bognor Regis

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: J P Tupper Associates
20 Sudley Road
Bognor Regis
West Sussex

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

27th July 1995

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and redevelopment of site with 2no.detached and 2no.semi-detached houses with on-site parking.

Land between 42 & 48 Sudley Road
Bognor Regis

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

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 3 : Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 Schedule 2 Part 1 Classes A - H (inclusive) no alterations, extensions or ancillary buildings shall be erected without the prior consent of the Local Planning Authority on an application in that behalf.

REASON : To enable the Local Planning Authority to control the development in the interests of residential amenity.

CONDITION 4 : The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

CONDITION 5 : The buildings hereby permitted shall not be occupied until space

has been laid out in accordance with details approved by the Local Planning Authority for the parking of 8 vehicles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

REASON : In the interests of road safety and to accord with approved policy.

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CONDITION 6 : The accesses shall be laid out to provide visibility splays on each side of the accesses in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary.

The splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.