TOWN AND COUNTRY PLANNING ACT 1990

BR/182/88

Demolition of existing
properties and erection of 18
flats for the elderly

14/16 Sturgess Road
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: Oldfield King Design
9 Carlton Place
Southampton
Hampshire
SO1 2EA

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

6th December 1988

BR/182/88	Demolition of existing properties and erection of 18 flats for the elderly	14/16 Sturgess Road Bognor Regis West Sussex

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 take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 3 : The flats shall not be occupied until the parking 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.

CONDITION 4 : The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

CONDITION 5 : The flats shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: Chichester 787921.

REASON : In the interests of road safety.

CONDITION 6 : No development shall be carried out until a schedule of materials and finishes and, where so required by the Local Planning Authority, 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.

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CONDITION 7 : No development shall take place until there has been submitted to and approved by the Local Planning Authority a landscaping scheme. The approved details of 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 5 years from the completion of the 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.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 8 : This permission relates to the substitute plans submitted on 8th July 1988 and not to the plans originally submitted.

REASON : For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.