

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE****Application Ref: BR/232/10/****1 To Addressee**

Mr A Greenwood
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
PO19 1WA

2 Site Address

55 Ockley Road
Bognor Regis

3 Description of Development

Outline application with some matters reserved for the erection of an attached dwelling

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 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 3 years beginning with the date of this permission:-

- (a) Appearance; and
- (d) Landscaping.

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 (as amended).

CONDITION 2 This permission relates to the following approved plans:

Drawing no. 10/11/02 dated July 2010

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.

- CONDITION 3 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 external walls and roofs of the proposed dwelling have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwelling.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to preserve character and appearance of the adjacent Conservation Area by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and guidance contained with Planning Policy Statement 5 'Planning and the Historic Environment'.

- CONDITION 4 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and to preserve the character and appearance of the adjacent Conservation Area by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan and guidance contained with Planning Policy Statement 5 'Planning and The Historic Environment'.

- CONDITION 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (as amended), no windows or other openings (other than those shown on the plans hereby approved) shall be formed in the north facing elevation of the dwelling, at first floor level, without the permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of the adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- CONDITION 6 Notwithstanding the provisions of Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 no extensions (including porches or dormer windows) to the dwellinghouse 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.

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

- CONDITION 7 The approved first floor window on the west facing rear elevation of the dwelling relating indicated as bathroom on drawing no. 10/11/02 dated July 2010 shall be obscure glazed prior to the first occupation of the dwelling and shall be retained as such thereafter.

Reason: To protect the amenities of the adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

CONDITION 8 The dwelling hereby approved shall not be occupied until provision has been made on site for secure cycle storage, details of which shall be submitted to and approved by the Local Planning Authority. The cycle storage shall be retained on site unless agreed on an application on that behalf by the Local Planning Authority.

Reason: In the interests of road safety and to provide alternative travel options to the use of the car in accordance with PPS3 and policy GEN7 of the Arun District Local Plan.

CONDITION 9 No development shall take place until details of the boundary treatment e.g. screen walls, fences have been submitted to and approved by the Local Planning Authority and the approved dwelling shall be occupied until such boundary treatment associated has been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 10 The development shall not proceed until details of the proposed surface and foul water drainage system have been submitted to and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with the associated building works. The dwelling shall be occupied until the foul drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and will preserve the character and appearance of the adjacent Conservation area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS5

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

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

Case Officer: Mr J Singh

Date of Decision:

1st October 2010

Date Decision Issued:

1st October 2010



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions 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).